

# CATHEDRAL CITY GENERAL PLAN

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# **GENERAL PLAN CATHEDRAL CITY, CALIFORNIA**

**AUGUST 17, 1983**

**SEPTEMBER 23, 1986  
Update (Sphere of Influence)**

This General Plan amendment was prepared in May, 1988, and  
supersedes all previous General Plans.

(Revised May, 1988)

# GENERAL PLAN

## CATHEDRAL CITY, CALIFORNIA

ADOPTED 1972

BY THE CITY COUNCIL  
OF CATHEDRAL CITY, CALIFORNIA

THE CITY OF CATHEDRAL CITY, CALIFORNIA, HEREBY ADOPTS THE FOLLOWING GENERAL PLAN:

ARTICLE I



1986  
CATHEDRAL CITY  
GENERAL PLAN UPDATE

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1983  
CATHEDRAL CITY  
GENERAL PLAN UPDATE

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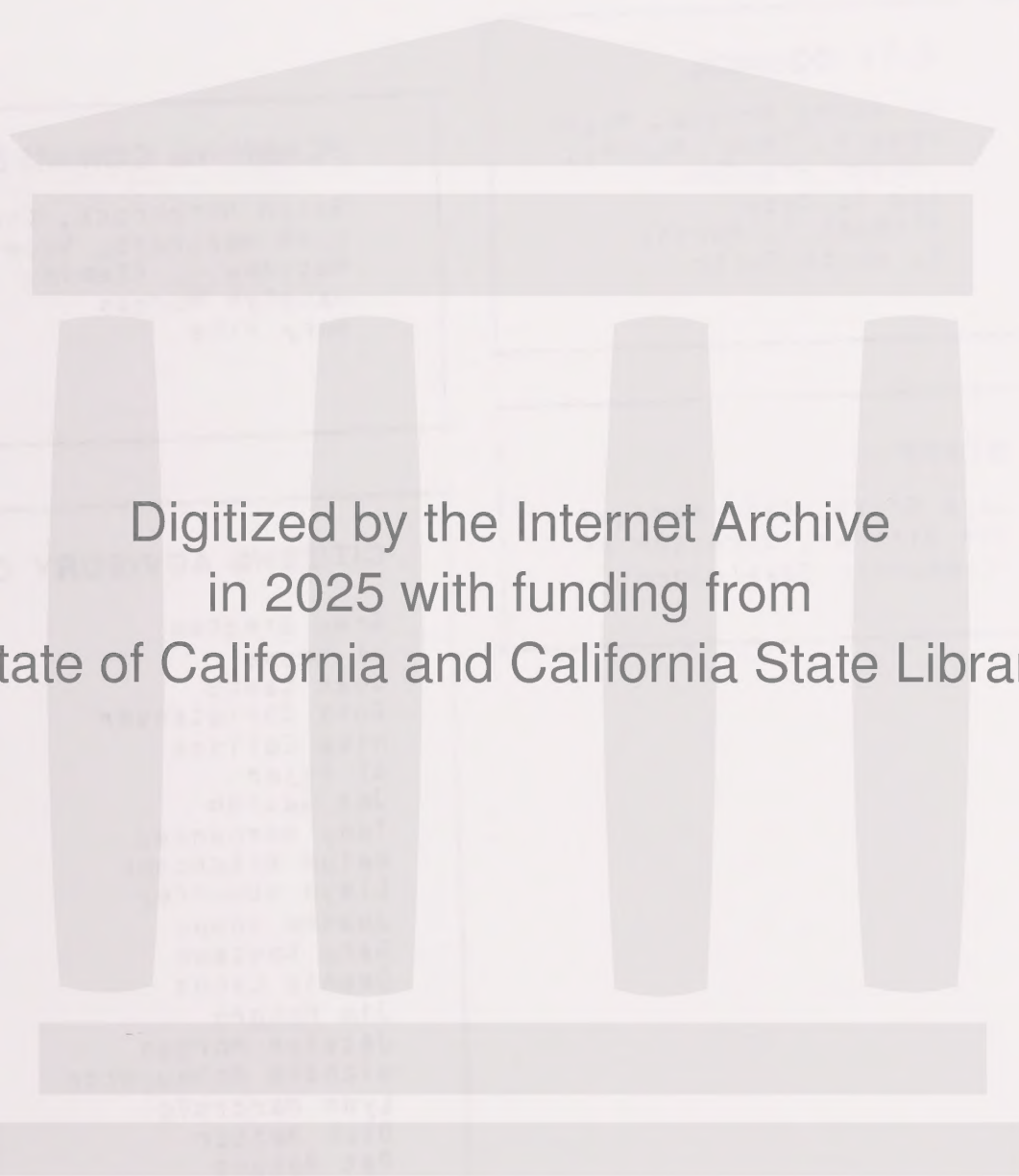
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I.

## FOUNDATION

This General Plan is a tool to be used in making decisions about the development of Cathedral City. The Plan is action oriented. That is, it attempts to make things happen. If they are the right things, Cathedral City will gradually become a better place for people to live, work and play than it is now or than it would be without this General Plan.

The first thing to do so people affected by the Plan can understand what it means to them is to describe the facts and ideas that it is based upon: in other words, the foundation. That is what this first section is about.

#### A. BACKGROUND FOR PLANNING

It is necessary to understand what kind of place Cathedral City is now and how it got that way before trying to imagine its future. The following discussions cover the most essential points in this background.

##### 1. THE LAND AND THE PEOPLE

The City presently covers approximately 9950 acres. Most of that land, the part north of Highway 111, is quite flat. A large portion of the flat land is subject to blow sand. The area south of Highway 111 is divided between a steeply sloping cove and the rugged foothills of the San Jacinto Mountains. The 4160 acre Sphere of Influence north of Interstate 10 contains the rugged terrain and steep slopes of Flat Top Mountain and Edom Hill, as well as gently sloping terrain.

The land in this desert region is powerfully shaped by the occasional flow of water as well as the more regular scouring by the wind. The City is sliced by the Whitewater River in a generally northwest/southeast direction. Tributaries flow out of both sides of Cathedral Canyon, joining the Whitewater River near the intersection of Date Palm Drive and Highway 111.

The rocky foothills, the cove, the water courses and the expanse of windblown sand are the most dominant natural physical features of Cathedral City. The sandy slope of Flat Top Mountain and Edom Hill frame the City to the north.

Significant man-made features include the freeway (I-10) and railroad which parallel the diagonal northerly City boundary; extensively improved but sparsely settled residential subdivisions in the central and northern sectors of the City; flood control improvement along the Whitewater River and Cathedral Canyon washes; and the extensive but incomplete highway system. Two date palm groves remain, one on Plumley Road and the other north of Highway 111 at the west edge of town.

Existing development forms a fairly distinct pattern. The real center of town is now the Highway 111 corridor, although it is gradually moving north with new development along Date Palm Drive and Ramon Road. Fairly large scale residential developments lie north of the Whitewater River with the beginnings of shopping areas along Date Palm Drive at Gerald Ford Drive and 34th Street as well as sections of Ramon Road. The cove is largely devoted to conventional houses on individual lots. Beginning in a northerly direction generally at 34th Street the development becomes very spotty with many more vacant lots than developed ones. The northern portion of the City is largely vacant acreage.

The overall pattern of development is most concentrated within a mile or so of Highway 111 with gradually decreasing intensity to the north, bordered by generally vacant land in the blow sand area to the north and undeveloped hillsides to the south.

The 1986 population is 19,210 persons.

In 1980 almost 9800 people lived in the 4244 occupied housing units counted in the Census. Actually, the Census recorded a total of 7288 housing units (single family houses, condominiums, apartments, mobile homes) but over 2900 (40%) were vacant and used only part of the year.

The average (median) age of Cathedral City's population is 43.9 years, a relatively high figure. Almost a quarter of the City's residents are 65 or older. Partly because of this large retirement age population, the average family size is 2.3 persons. This is not particularly small as desert retirement communities go, but it is low for a family oriented residential community.

Most residents, over 86%, are white. Included in that 86% are residents of Spanish origin. They account for 19% of the total population. There is a wide variety of other racial origins represented, including less than one percent each of blacks and American Indians.

## 2. THE URBAN SETTING

The focus of this General Plan is, as it must be, on Cathedral City. Yet, it is essential in thinking about Cathedral City to consider what is around it. As indicated on the Urban Setting map, Exhibit 1, Cathedral City is located in the upper end of the Coachella Valley.

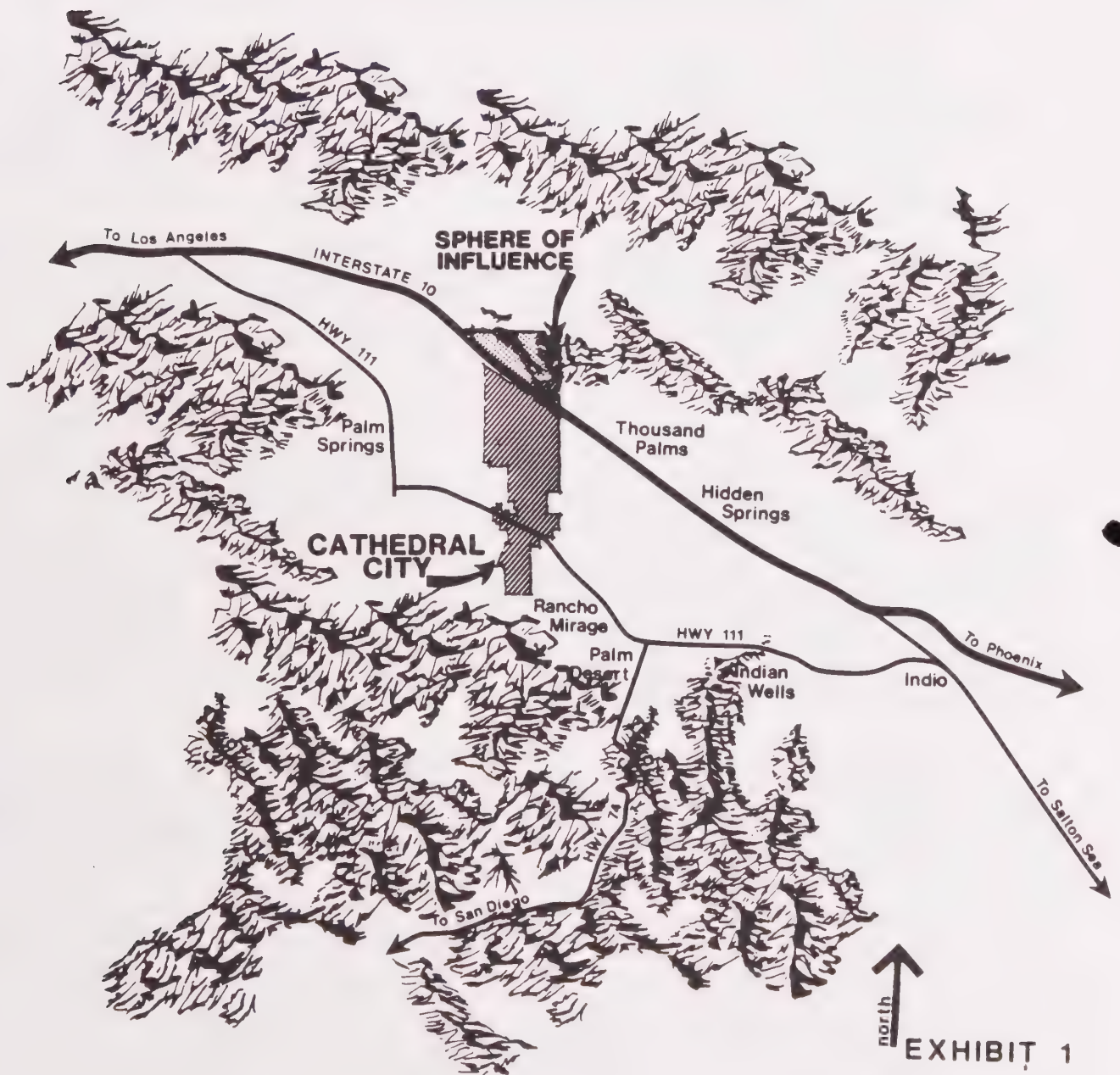
If you enter Cathedral City from the freeway, it presents an appearance of being somewhat isolated and rural. That is because of the amount of open land in that part of the City, which also extends well beyond it in both directions. If you enter along Highway 111 there is an impression of a tight, congested hodge-podge of development of generally lower quality than what you just passed through.

Both impressions are accurate, but incomplete. Cathedral City is one link in the chain of "cove" communities stretching along the base of the San Jacinto Mountains in the Coachella Valley. The two links to which Cathedral City connects are Palm Springs to the west and Rancho Mirage to the east.

Highway 111 threads its way along the toe of the foothills and provides the traveler with a quick comparison of the communities it ties together. The two adjacent cities, Palm Springs and Rancho Mirage, are quite different from Cathedral City. They are considerably more affluent, are much more resort oriented, have been incorporated far longer and have achieved a quality image through their ability to control how land is developed. Mainly, they have an image to project and have succeeded, in large measure, in doing so.



# URBAN SETTING



## CATHEDRAL CITY GENERAL PLAN



The Spheres of Influence map, Exhibit 2, paints a picture that cannot be seen clearly on the ground. It shows that Cathedral City is completely sandwiched between its two neighbors to the south, east and west. This is so in two ways: 1) by actual City boundaries, and 2) by adopted spheres of influence that extend past the I-10 freeway. While spheres of influence are certainly not as firm as incorporated City boundaries, they do represent a strong policy that a certain city will eventually have jurisdiction.

The result is that Cathedral City only has room for expansion to the north, beyond the freeway. It is reasonable to question the purpose for even considering such expansion when there is already so much vacant land to the south of the freeway. The answer lies in the discussion of Cathedral City's future to follow.

### 3. ECONOMIC CONDITIONS

There are two major aspects of the City's economy to highlight: 1) the income levels of its population, and 2) the strength and stability of its business community.

The estimated median income of Cathedral City households is less than \$18,000 - lower than the countywide average and considerably lower than the two adjacent cities. This reflects the fact that, although there are a few developments occupied by the relatively affluent, most of the community's households are workers with average or lower incomes. This means that the costs of improvements in community services and facilities and the impact of increases in such already burdensome living costs as the unusually high monthly energy bills fall particularly hard on a great many families and individuals. The economic condition of the population is generally one which requires restraint on any plan proposals which would increase costs.

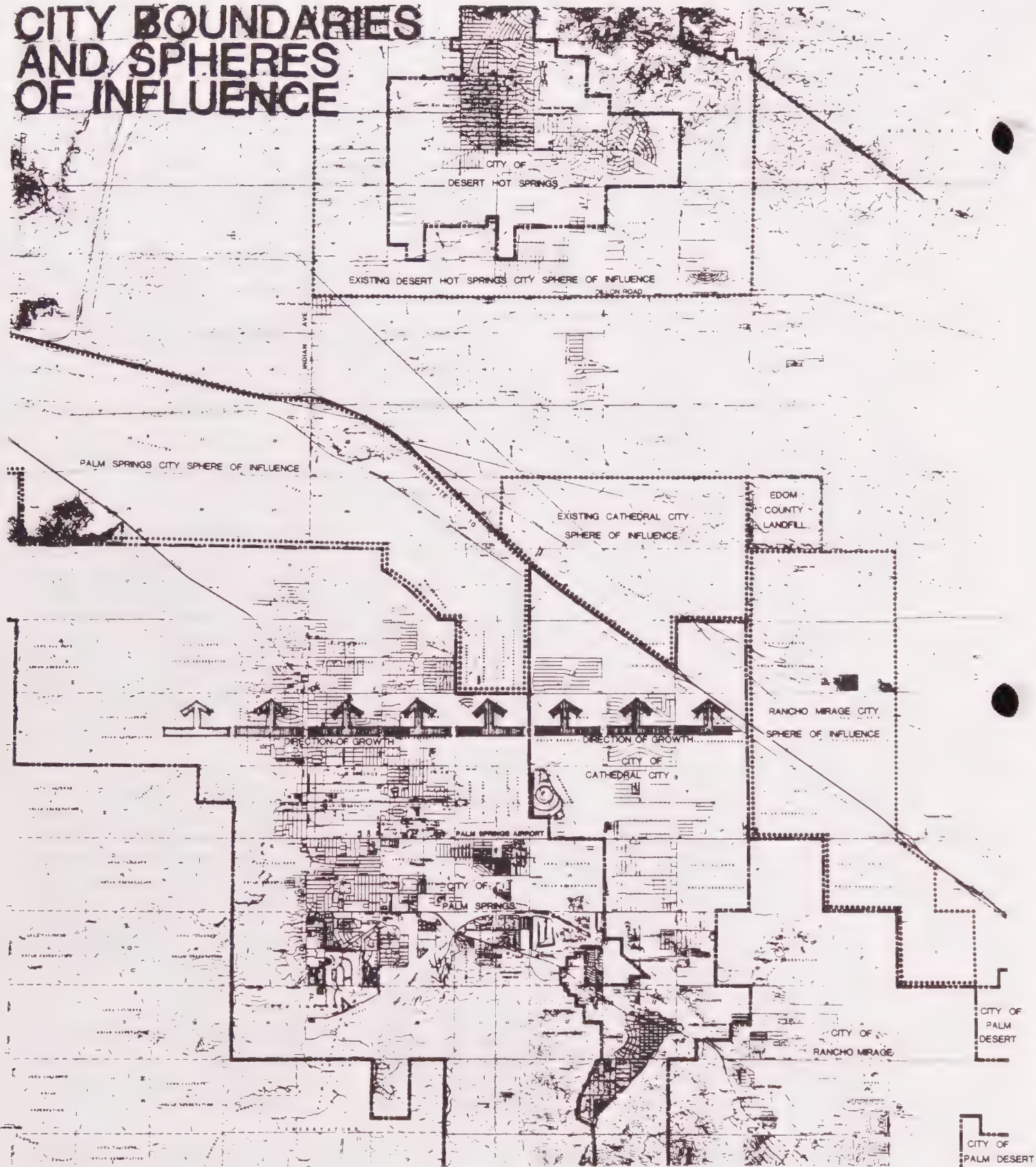
The business community in Cathedral City is in transition. Older, relatively small scale businesses abound, particularly in the Highway 111 corridor, along Date Palm Drive and on Ramon Road. However, newer businesses, both small and large, are rapidly emerging. Two notable examples are the existing National Lumber Center and the Target store. They are significant for at least three reasons: 1) their high quality; 2) their large size; and 3) the extent of their market beyond Cathedral City. These projects are evidence of Cathedral City's relatively strong economic performance since incorporation, as evidenced by such indicators as sales tax revenues.

The relative strength of the City's economy is a valuable ingredient in its ability to face the future confidently.

### 4. HISTORY

Cathedral City existed for many years as an unincorporated community under County jurisdiction. It is a place that absorbed development not accepted by the more restrictive cities on either side: initially, Palm Springs and later, Rancho Mirage. Large scale residential projects were approved years before there was ever a market for the huge inventory of lots.

# CITY BOUNDARIES AND SPHERES OF INFLUENCE



## CATHEDRAL CITY GENERAL PLAN



EXHIBIT 2



In the early 1970's Riverside County prepared and adopted the Cove Communities General Plan for the area extending southerly from Palm Springs. It envisioned basically a continuation of the development pattern that had already taken shape in Cathedral City: random businesses along Highway 111 and eventual suburban expansion out to the freeway.

Finally, the community leadership succeeded in putting together an incorporation movement which, after three failures, succeeded in achieving cityhood in 1981. An indication of the concerns that motivated this effort is the fact that the currently adopted Rancho Mirage General Plan included almost a third of what is now Cathedral City: everything to the east of Date Palm Drive.

## 5. BASIC ASSUMPTIONS AND CONCLUSIONS

The most fundamental assumption regarding Cathedral City's future is that it is now and will remain part of a high growth area within the Southern California region. The relative strength of the Coachella Valley's growth potential is expected to increase.

A second important assumption is that the money shortages now faced by local government will continue for some time with relatively little assistance by State and Federal programs.

A third assumption is that inflation will continue for the foreseeable future, accompanied by significant increases in the cost of essential services and facilities. This will be particularly true of energy in all forms.

A fourth assumption is that the basic resources and utilities essential to sustain growth and development will continue to be available in adequate amounts and at acceptable costs.

Finally, it is assumed that the direction and orientation of the existing City leadership will be sustained, even as new council members may eventually take office. This continuity of basic direction is critical because action flowing from the General Plan will take a long time to complete. Significant shifts in policy and priority could be very disruptive and costly.

There are several conclusions about Cathedral City that form the basis for this General Plan. The first and most important is that this City has the potential to be a successful, balanced community. This means several things: 1) it will provide housing over a wider cost range than now exists, but will still be a place that welcomes working class families with low to moderate incomes; 2) the economic base will become both stronger and more diversified; and 3) City government will continue to function at a modest but effective level to support the community's development.

A second conclusion is that the visual blight which contributes to a poor City image can be reversed at reasonable cost and without imposing undue regulations and restrictions. This will take longer than a more aggressive stance but will be fairer and more effective in the long run.

A third conclusion is that the apparent liability of extensively improved but undeveloped subdivision lots can be converted to an advantage through judicious use of development incentives.

A fourth conclusion is that the City can and should pursue a variety of strategies to strengthen even further its already impressive economic base.

Finally, it is concluded that retaining both the reputation and reality of being a community in which people of modest means may live along with those who are more affluent is a worthwhile and desirable objective.

## B. THE FUTURE OF CATHEDRAL CITY

It is common to describe the future of a City in terms of land uses, highway patterns, public facilities and similar dimensions of physical development. Later sections of the Plan will do that.

This section focuses on the future of Cathedral City as a whole in terms of function, growth and time.

### 1. FUNCTION

People readily acknowledge that all cities are not the same even though certain features are common to most of them: houses, streets, businesses, schools and many other such improvements. Cathedral City will have all the standard features we associate with suburban communities. But the combination and proportion represented in this Plan reflect a certain function performed by Cathedral City not typical of most of the nearby communities. Some of those are resort communities whose dominant function is to serve and protect the interests of part time residents and tourists.

Others are retirement communities designed to serve primarily an older population. Still others are wealthy, single family enclaves aimed at protecting a certain lifestyle and living environment.

This is not to say that one is right and the other is wrong. They are simply different.

Cathedral City's function is diversity.

This may be called, as it is on the City's seal, "A City in Perfect Balance". The City will consist largely of family-oriented year around residential neighborhoods, but with some resort residential development. There will be very affluent neighborhoods but the majority of the City's dwelling units will be occupied (many owned) by moderate or lower income residents. Businesses will cater in part to City residents, in part to consumers throughout the valley and in part to a variety of tourists. Although tourist accommodations will vary in cost, they will generally appeal to those who either don't want or can't afford the more exclusive tourist facilities. The jobs in Cathedral City will be provided by retail, general commercial, office, tourist commercial and light industrial business enterprises.

The common thread running through this diversity, or balance, of activities is that it makes access to a very desirable desert environment possible for people who otherwise could not afford it. In addition, it will provide a residential environment for those employed in adjacent cities who cannot afford to live locally. This "service" to the region will be afforded by the commercial and tourist generated revenues pulling from the regional market.

## 2. GROWTH

The City will continue to grow in three ways: 1) by new development on vacant land now within the City; 2) by redevelopment of existing development as its economic value justifies a change in use; and 3) by expansion of the City boundary to take in County territory or land detached from adjacent cities.

The City is fortunate in that it has extensive vacant acreage as well as subdivided lots. Property in acreage can be planned as a unit by means of a Specific Plan, resulting in creative development solutions. At the same time, smaller scale development will occur on individual or clusters of "infill" lots, responding to different markets and involving much smaller front end costs. Meanwhile, redevelopment projects of various scales may proceed on still a different pace.

The result of multiple paths to growth and development is not only a community of diversity but one which avoids complete dependence upon one form of growth to sustain its vitality. Moreover, the natural staging of growth prevents a situation in which major segments of the community "wear out" at the same time, thus spreading the rehabilitation/redevelopment burden over time.

## 3. TIME

It is important to recognize that some aspects of this Plan will cause changes in a relatively short time; others will require many years for completion.

There are many ways to define short term and long term. For purposes of this Plan, short term is considered five years or less; long term is defined as up to 20 years. The short term period of five years is useful because it can be tied to a typical 5-year Capital Improvement Program, updated annually as part of the budget process. The long term period is useful because it provides a reasonable period within which to visualize major changes and its cumulative impacts.

These time periods also encompass the target years used by Riverside County and the Southern California Association of Governments in their adopted growth forecasts (1985, 1990, 1995, 2000). This is important because Cathedral City will need to be in a position to influence those forecasts in the future to help reinforce its strategy for growth and development.



State law now requires a review and adjustment of the housing portion of this General Plan at least every five years. It permits amendment to the major Plan elements a maximum of four times per year. Thus, the Plan will evolve and change more or less continuously, but a major review is probably in order every five years. This time period would allow a reasonable reassessment of the Plan and progress towards its implementation.

The implementation programs contained in this Plan are particularly sensitive to time requirements. Distinctions are made between short term and long term actions so the City Government and its residents will be able to maintain reasonable expectations about the accomplishments of implementation actions the City decides to undertake.

#### 4. GOALS

It takes a long time to build a city. Many shifts in priority and changes in circumstance intervene between the initial setting of direction and the complete buildout of the city. In fact, owing to the more or less continuous process of redevelopment as a place matures, final development is a constantly moving target. The city never really stops evolving.

What, then, provides continuity during this long process? This plan contains a few basic goal statements that will hopefully remain intact as the city evolves and lend continuity to the city's growth.

Goals are simply general statements of desired future condition toward which effort will be directed. Because the general progress toward them can only be measured in approximate terms, they tend to be encompassing enough so that there is usually little disagreement with them. Yet, they constitute the basic rationale for everything contained in the Plan. All of the objectives expressed in the Plan as the basis for policies and programs are derived from one or more of the goals.

The following goals represent the philosophy upon which the future of Cathedral City will be built:

- a. It is a goal of the General Plan that Cathedral City will be an attractive community with a positive sense of identity.
- b. It is a goal of the General Plan that Cathedral City's transportation system will be efficient, environmentally acceptable and not congested.
- c. It is a goal of the General Plan that housing in Cathedral City will be open to a broad range of buyers and renters, varied in architectural style and density, and benefited by a pleasant living environment.
- d. It is a goal of the General Plan that the public facilities supporting Cathedral City's development will be safe, convenient, efficient and involve minimum expense.
- e. It is the goal of the General Plan that Cathedral City's economy will be strong, stable and balanced in support of the City's growth and development.

## C. ORGANIZATION OF THE GENERAL PLAN

### 1. STRUCTURE

The General Plan is divided into four major parts, indicated by Roman numerals in the table of contents: I. The Foundation; II. The Community Development Component; III. The Environmental Management Component; and IV. The Implementation Component. The rationale for this way of dividing up the Plan is simple: first, you decide what existing features and future potentials are most important and establish a basis for the Plan (Foundation); second, you determine what growth and development should occur as well as what areas should not be developed and prepare a Plan for managing City's growth (Community Development Component); third, you combine those resources to be conserved or preserved with quality, safety and convenience expectations into a Plan for achieving the desired environmental quality (Environmental Management Component); and fourth, you describe the actions to be taken to carry out the Plan (Implementation Component).

The Foundation contains a brief overview of existing conditions, how they occurred and what the anticipated future of the City will be.

The Community Development Component describes: 1) the major features that will give the City form and shape; 2) the basic ingredients making up the urban living environment that will gradually be built; 3) the economic development that will help finance all the other things the community wants and, 4) the physical systems needed to support the proposed development.

The Environmental Management Component describes: 1) those resources that are essential to the long term health and welfare of the community and how they can be managed; 2) those aspects of the City needing attention in order to achieve safe and convenient functioning of the community and, 3) special conditions requiring particular attention.

The Implementation Component describes content, responsibility and timing of actions to carry out the Plan.

Within each major heading under the Community Development and Environmental Management Components (denoted by capital letters) there is a statement of existing conditions and trends which are most directly related to the particular subject. This insight was obtained during the research and analysis phase of the City's general planning program and augmented during preparation and review of the draft Plan. A general statement of needs follows, based primarily on issues identified early in the planning process. Related objectives developed as part of the early phase of Plan preparation rounds out this level of the Plan. Taken together, these points set the stage for specific subjects that really define the scope of the Plan.

Each subject (indicated by numerals in the table of contents) generally includes three ingredients: 1) Opportunities; 2) Policies; and 3) Programs. Opportunities are derived from an analysis of relevant existing conditions, trends, and issues. Policies are statements of the official positions the City takes on the subject. They indicate the City's intent to make certain things happen. Programs are brief descriptions of actions the City will take in carrying out the stated policies. As previously

discussed, these may be short term actions, long term actions or both. The Plan's complete action program is summarized in the Implementation Component.

The single deviation from this pattern is found in the Housing section of the Plan. Because the State Planning and Conservation law is so explicit about how to write this element of the Plan, there is an extensive and somewhat detailed analysis of need not found in other sections of the Plan.

## 2. MANDATORY ELEMENTS

The California Government Code requires that certain subjects be contained in City General Plans to the extent that they apply to a particular jurisdiction. These subjects are referred to as elements of the General Plan. They include:

- Land Use
- Circulation
- Housing
- Open Space
- Conservation
- Public Safety
- Seismic Safety
- Noise
- Scenic Highways

In addition, the law permits any other subject to be included in the Plan which relates to the City's physical development.

All of the mandated subjects and several optional subjects are adopted and most are included in this Plan, although they are not labeled as "elements". Those topics which are equivalent to or contain mandated elements are noted by an asterisk in the table of contents and summarized below.

Two elements contained in this General Plan document were previously adopted in the form of County of Riverside elements and have been adopted and enacted by reference. These include: Public Safety and Seismic Safety.

The following list summarizes the location or potential location of mandated General Plan subjects in this document:

<u>Mandated Subject</u>	<u>General Plan Section</u>
Land Use	Section II.B.1. - Land Use Component
Circulation	Section II.D.1. - Transportation System Component
Housing	Section II.B.2. - Housing Component
Open Space	Section II.A.4. - Open Space, Conservation and Recreation Component
Conservation	Section II.A.4. - Open Space, Conservation and Recreation component.



Public Safety	Section III.B. - Community Safety and Convenience
Seismic Safety	Section III.B.1. - Geology Hazard Component
Noise	Section III.B.2. - Noise Component
Scenic Highways	Section II.A.5. - Urban Design Component

### 3. GENERAL PLAN GUIDELINES

The California State Office of Planning and Research (OPR) in the Governor's office publishes very helpful guidelines on General Plan preparation. The guidelines are intended as aids in Plan preparation, not regulations to be strictly followed. The guidelines recognize, as does the law, that not all communities are the same, nor should they be. Consequently, certain subjects are dealt with in considerable depth, while others receive a more general treatment as appropriate to the character and needs of the community. So long as the necessary subjects are included, the guidelines suggest considerable flexibility in the structure and format of the General Plan. In particular, the idea of clustering related subjects together in a single, composite "element" is encouraged where that approach makes sense.

The scope of this Plan is consistent with the requirements of the Government Code and follows the principles outlined in the OPR General Plan Guidelines.





II.

**COMMUNITY DEVELOPMENT  
MANAGEMENT PLAN**



## A. COMMUNITY STRUCTURE

The community structure section of the General Plan conveys an understanding of the basic physical form and shape of the City and the Sphere of Influence, as well as how the City and the Sphere of Influence is intended to function. It is depicted on Exhibit 3. This understanding is fundamental to the eventual achievement of a sense of place for residents and visitors. It is also necessary to an appreciation for the way in which the City and its parts work together.

This section includes six components. They are subjects which most help to shape the overall physical form of the City and the Sphere of Influence and contribute to a perception of that form. They tie the City together and, at the same time, help to reinforce its diversity. The components include:

- o Community Sectors - Portions of the City which have certain unique characteristics or potentials;
- o Activity Centers - Areas in which intensity of development and activities of people are particularly pronounced;
- o Freeway and Major Arterials - Transportation routes that form the backbone of the City's means of moving people and goods. They are also major visual corridors;
- o Open Space - Interruptions in urban development by natural or artificially established spaces which lend character, relief and definition to urbanization;
- o Urban Design - Ways of treating the other aspects of community structure to help them fulfill their functions more satisfactorily;
- o Scenic Corridors Component - Delineates specific transportation routes within the City in order to preserve and enhance aesthetic scenic features.

The community structure is a way of looking at or thinking about the entire City and the Sphere of Influence. In that sense it involves all parts of the General Plan. However, it really consists of a broad overview which states the organizing logic upon which the more detailed portions of the plan are built. It is the "framework" into which the rest of the plan and the community it tries to shape will fit.

### 1. COMMUNITY SECTORS COMPONENTS

#### a. Scope

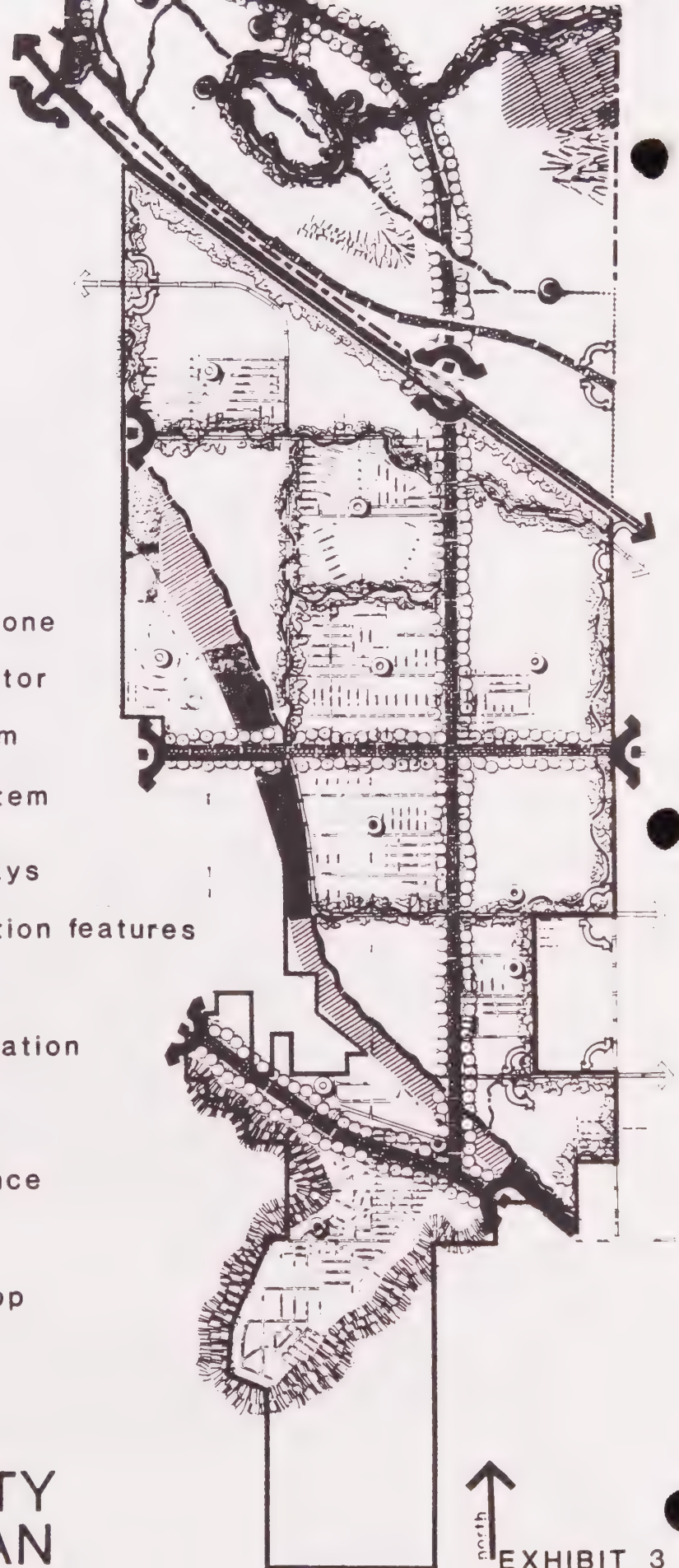
This component identifies areas within the City and its sphere of influence in which somewhat unique conditions generally prevail. These differences are significant enough that they need to be recognized in the General Plan and subsequent development regulations.

# COMMUNITY STRUCTURE

## Legend

- === Interstate 10
- Circulation backbone
- Community collector
- Major trail system
- Support trail system
- Enhanced parkways
- Community definition features
- Public recreation
- Commercial recreation
- Primary entrance
- Secondary entrance
- Park/School
- Mountain backdrop

# CATHEDRAL CITY GENERAL PLAN



↑ north  
EXHIBIT 3



Sectors are primarily distinguished from each other by similarities in the character of development that prevail within each one. Some sectors are similar in this respect and are distinguished from each other because of separate physical locations. However, each one tends to have a somewhat unique set of planning and regulatory requirements.

There are thirteen community sectors, each identified with a name as shown on Exhibit 4.

b. Existing Conditions

South View is totally undeveloped and consists largely of steep slopes, sharp ridges and narrow valleys. This area forms most of the southern backdrop for the City.

Cathedral Canyon, Date Palm and Dream Homes contain most of the existing development in Cathedral City. These sectors are predominantly built out, although there are some vacant parcels and subdivided lots.

Cathedral Canyon consists of the business development south of the Whitewater Wash and generally along the Highway 111 corridor. It also contains the largely subdivided and residentially developed cove.

Date Palm is characterized by a mixture of mobile home developments, portions of the Cathedral Canyon Country Club, a variety of commercial uses, a wide range of single family residential environments and scattered multiple family uses.

Dream Homes includes the largely developed neighborhood by that name and adjacent commercial and multiple family developments north of Ramon Road.

Panorama and Vista are characterized by almost completely subdivided but sparsely developed single family tracts. Existing development is primarily single family in character, but some lots are devoted to multiple family and even commercial uses.

Panorama is the largest continuous area of sparsely developed subdivided land, extending from Gerald Ford Drive on the south all the way to Vista Chino on the north. The proportion of developed parcels generally diminishes to the north.

Vista lies to the northwest of Panorama and is relatively more completely developed. It is also uniformly single family residential.

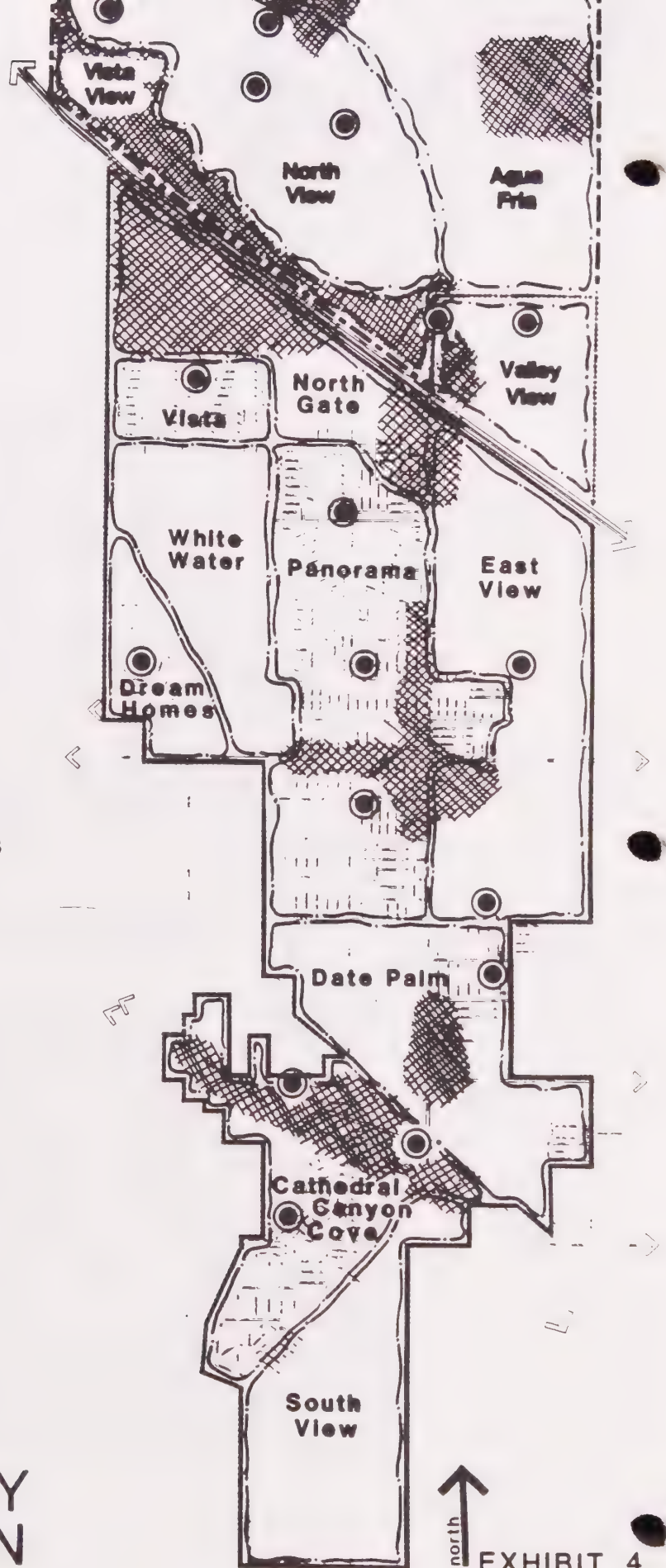
Whitewater and East View consist of generally vacant acreage in the mid-section of the City. Although they are interspersed with some existing development, most of the land can be planned and developed in a carefully designed, integrated fashion.



# COMMUNITY SECTORS/ ACTIVITY CENTERS

## Legend

- Neighborhood activity centers
- ▨ Community activity centers
- ▭ Community sectors



# CATHEDRAL CITY GENERAL PLAN

EXHIBIT 4

Whitewater lies between the Whitewater River and the subdivided expanse of Panorama and Vista. Most of it consists of a single parcel slated for resort residential development.

East View lies adjacent to the City of Rancho Mirage and, except for some scattered development, offers the largest concentration of planned development potential within the present City boundary.

North Gate contains completely vacant land on the south side of the Interstate 10/railroad corridor. It offers industrial, commercial and resort residential potential. It has direct rail access.

Valley View consists of commercial and residential potential just north of Interstate 10 and adjacent to a larger sphere of interest of unspecified land use potential. The sector includes the sand hills forming the northerly backdrop for Cathedral City.

North View is a totally undeveloped area within the Sphere of Influence. Bounded to the north and east by Varner Road and Date Palm Drive respectively, it has mixed use potential. Flat Top Mountain forms part of Cathedral City's northerly backdrop. A California Edison easement with high voltage transmission lines bisects the center of North View in a northwesterly - southeasterly direction. Possible uses for the easement might be agricultural, a linear park, or hiking and biking trails. This area also has exceptional potential for wind farm turbine development.

Vista View is underdeveloped area with only a few single family homes parallel to Interstate 10. It forms the south-southwestern edge of the Sphere of Influence with industrial, commercial and office potential.

Agua Fria forms the eastern third of the Sphere of Influence. Bounded by Varner Road to the west and Edom Hill to the east, the area has mostly open space/recreation and low density residential potential. An RV and Aquatic Park development was recently constructed at the lower elevations of Edom Hill, just south of Edom Hill Road and west of the Edom Hill landfill.

#### c. Needs

South View is almost totally without public facilities and services. Access is very limited. The very limited development potential for this area requires little improvement in public services. Methods of preserving the natural aspect of this area will be the greatest challenge.

Cathedral Canyon, Date Palm and Dream Homes include the greatest diversity in terms of quality of development and mix of uses. The outstanding need in these sectors is to stimulate effective renewal and rehabilitation along with sensitive new infill development that can serve as a catalyst for general upgrading in those areas where deterioration is occurring. (i.e., Redevelopment)



Serious circulation deficiencies in the Highway 111 corridor circulation pattern need correction. Where quality development exists, it needs reinforcement in order to preserve its value.

Panorama and Vista are in many ways the most challenging. The overwhelming need in this area is to find ways of living with the pattern of existing lots without creating a chaotic mess. Very creative development standards and incentives will be needed. Considerable refurbishing of existing public improvements and protection from blow sand will be required. These areas are almost totally deficient in sewer availability.

Whitewater and East View are mainly in need of detailed development planning and phasing of public improvements, particularly new arterial highway extensions and realignments. Blow sand protection is also critical here.

North Gate, North View, Vista View, Agua Fria and Valley View have similar needs and deficiencies as do both Whitewater and East View. Two additional needs apply to North View, Vista View, Agua Fria and Valley View: 1) the area or areas to be annexed into the City must be determined and 2) Sphere of Influence and actual annexation approval must be accomplished with the Local Agency Formation Commission in order for City development policies to prevail.

d. Opportunities/Constraints

The major opportunity in South View is that it is totally unplanned, undeveloped and unserved by public facilities. This reinforces its value as a natural backdrop to the City -- an important function to be preserved. Two constraints exist: 1) the need to afford some use to private land owners that still permits large scale preservation of natural features, and 2) a means of providing access for both public and private purposes.

The major opportunity in Cathedral Canyon, Date Palm and, to a lesser extent, Dream Homes, is the dominant existing economic activity there which stimulates value, leading to further development. The redevelopment area in Cathedral Canyon is a powerful tool now that the redevelopment plan has been adopted. Inadequate circulation and complications of somewhat conflicting, unplanned mixed uses are the main constraints.

The opportunities in Panorama and Vista consist of existing improvements (streets, water lines) and potential flexibility in development scale afforded by differences in ownership patterns from one lot to the next has enabled single family developers the flexibility to provide moderately priced homes for the city.

Whitewater, East View, North Gate and North View all share the same opportunity: large acreage that can be planned according to the City's General Plan. Constraints include incomplete or inadequate public facilities (particularly arterial highways) and, in the case of North View, Vista View, Agua Fria and Valley View, location in unincorporated territory.

e. Objectives, Policies and Programs

Based on the foregoing discussion the following objectives are stated as desired further conditions toward which the Plan is directed. Policies and programs are specified to achieve the objectives.

- 1) Objective: Community sectors will have distinct local identity yet fit into the Citywide fabric.
  - 1.1 Policy: The City will encourage visual means of achieving community sector identity.
    - 1.1.1 Program: Establish sector name identity through City mapping and signing.
    - 1.1.2 Program: Develop landscape programs which allow some localized variation where local identity can be reinforced.
    - 1.1.3 Program: Wherever possible, reinforce sector identity through design of public improvements.
- 2) Objective: Development and related standards will be tailored to individual sector needs rather than being uniform citywide.
  - 2.1 Policy: The City will provide and allow for regulatory variation among the various community sectors.
    - 2.1.1 Program: Write zoning districts to recognize sector variations.
    - 2.1.2 Program: Write overlay districts for development standards such as setbacks, height limitations, lot sizes, etc., to permit variations from sector to sector.

2. ACTIVITY CENTERS COMPONENT

a. Scope

This component of the Plan emphasizes the points in the City where concentrated uses and higher levels of activity are intended to occur. This includes focal points at both city-wide and neighborhood scales.

At the city-wide scale activity centers are typically employment centers: commercial, business park or industrial complexes. They may be reinforced by higher density residential uses or public buildings (such as a civic center). They are nodes or concentrations at key arterial highway intersections or, in some cases, along segments of major routes. They provide basic support for the residential environment.



At the neighborhood scale activity centers are typically schools, parks, neighborhood shopping centers, churches, clubhouses or other uses of primarily a localized nature. They typically are not located on major circulation routes but rather, internally on collectors which tie neighborhoods to the arterial system. These centers provide supplementary support for the residential environment.

Activity centers and neighborhoods complement community sectors but they are not the same. Activity centers are physical concentrations that differ from what is around them. They stand out on the Plan and on the ground after they are built. Community sectors are defined more by common conditions, circumstances or potentials which give an entire area a certain quality or identity. A sector may contain all or portions of city-wide activity centers as well as one or more neighborhood centers.

Only so much activity can be sustained by a community. The value of having viable centers rather than dissipating activities randomly along arterial highways is that this pattern functions much more efficiently and effectively as well as providing considerably greater visual interest.

b. Existing Conditions

There is a natural tendency for centers to evolve, spread and eventually merge with others or change form entirely through redevelopment. This is happening in Cathedral City under Redevelopment Areas 1, 2, and 3.

The dominant existing activity center is not a center at all, but a narrow corridor along State Highway 111, consisting mainly of retail commercial uses and a light industrial/office complex along Perez Road.

A secondary center is evolving at Date Palm Drive and Gerald Ford Road. Random, non-center strips of activity are scattered along Date Palm Drive and Ramon Road. Zoning patterns lead toward actual centers at some key intersections if strip activity does not sap the economic energy to allow these centers to occur and be successful.

Limited neighborhood centers exist in the form of schools and local parks. In some areas the facilities have fallen so much into disrepair or the pattern of development is so sparse (or both) that the activity center function is not being performed even though the potential exists.

c. Needs

The major need is to focus both public policy and private investment/reinvestment on development of the planned activity centers. In some cases (particularly the Highway 111 corridor) this includes both in-fill development and redevelopment. A sense of cohesiveness must be achieved through a combination of design/landscape continuity and gradual transition of uses on under-utilized parcels. All planned



centers at the citywide scale require some degree of arterial circulation improvement.

Neighborhood scale activity centers either need to be refurbished where they exist or planned where they do not exist.

The activity centers are now deficient. They are inadequately served by highways and other public facilities, are very incompletely developed in terms of their eventual character of development and are not sufficiently distinct as real centers. This is because of their stage of development, competition by nearby strip commercial uses or both.

d. Opportunities/Constraints

With the exception of the Highway 111 corridor, areas proposed for citywide centers are sufficiently undeveloped to allow their evolution according to the General Plan. Some constraints do exist because of inadequate public facilities and market erosion by strip commercial development.

In the case of the Highway 111 corridor, the entire area constitutes a "center", albeit a somewhat elongated one. The opportunity is for redevelopment to eventually give this area a different character with perhaps distinctive subcenters emerging. There are opportunities to achieve these changes in part because of recent private new development serving as a catalyst, in part because of the City's redevelopment plan and in part because of the substantial forthcoming improvements in Highway 111 scheduled by the State of California.

e. Objectives, Policies and Programs

Based on the current conditions, needs and opportunities related to activity centers, the following objectives are established as desired future conditions. Policies and programs are specified to achieve the objectives.

1) Objective: Functional community focal points will occur at appropriate arterial intersections with access to through traffic and convenience to residential neighborhoods.

1.1 Policy: The City will use its powers to bring about the adopted city-wide activity centers.

1.1.1 Program: Establish and apply zoning districts within and adjacent to adopted activity centers which reinforce development of the centers.

1.1.2 Program: Prepare Capital Improvement programs which give priority to serving activity centers.

1.1.3 Program: Develop a project review process which enables the City to avoid further market erosion of center potential through scattered uses.

1.1.4 Program: Set up priorities for redevelopment area establishment as a tool to stimulate activity center development.

2. Objective: Schools, parks and other public/private facilities are located to serve as neighborhood focal points.

2.1 Policy: The City will encourage the establishment of neighborhood activity centers.

2.1.1 Program: Write zone code and subdivision regulations which provide for neighborhood activity centers.

2.1.2 Program: Include local activity center establishment in the Capital Improvement Program.

2.1.3 Program: Coordinate future school locations with the Palm Springs Unified School District so sites, to the extent needed, will function as neighborhood centers.

2.1.4 Program: Use redevelopment area powers for assistance in establishing neighborhood centers.

### 3. FREEWAY AND MAJOR ARTERIALS COMPONENT

#### a. Scope

This section of the Plan deals with the ways in which the freeway and major arterials form a component of the community structure. In any community the major circulation routes form a skeleton upon which land use development and activity centers are built. In fact, the major arterials provide the framework upon which the entire community is spatially oriented.

The arterials also serve as major identity elements within the community providing visual corridors, entries to the City and linkages between the community and areas outside of the City.

#### b. Existing Conditions

Cathedral City is provided regional access by way of U.S. Interstate 10, a six lane freeway which traverses the northern portion of the City. Freeway Diamond interchanges exist at Palm Drive and Date Palm Drive.

State Route 111, an arterial highway, bisects the City near its southerly limits. Both the freeway and Highway 111 are east-west routes which provide access to surrounding communities as well as regional access. Ramon Road, Vista Chino, Gerald Ford and Dinah Shore Drive, arterial highways also provide an east-west route through the central portion of the City and provides connections to adjoining cities. Date Palm Drive is a north-south arterial highway providing the only intracity connection from I-10 to Highway 111 and

the only connection between the northerly and southerly portions of the City.

Although these major circulation corridors are not totally responsible for the existing physical form of the City, they have influenced the growth and form of the City and will continue to do so in the future. The Highway 111 corridor has been the focus of past development in the City and has resulted in not only an east-west corridor of development but a general concentration of development in the southerly portion of the City.

Date Palm Drive has provided some impetus for growth northerly along the Date Palm corridor but this growth still has been largely concentrated in the southerly portion of the City. The construction of I-10 and the access interchanges at Palm Drive and at Date Palm Drive has provided new impetus for development northerly along Date Palm towards I-10, but as yet development in the northerly portion of the City is largely unrealized.

c. Needs

Community structure is largely a function of the major arterial routes. This is certainly true in Cathedral City where past development has been concentrated along Highway 111. Cathedral City has developed as a linear city along Highway 111, incrementally northerly along Date Palm Drive and randomly along Ramon Road. Much of this growth has occurred in a haphazard fashion without proper control of access and in a leap-frog fashion. This is particularly true of Date Palm Drive and Ramon Road.

The City needs to control the location and intensity of development along the arterials if it wants to capitalize on the development framework these arterials provide. Development control along arterials is also needed to enhance them as major visual elements of the community and as traffic carrying corridors. Such control may require urban design, landscape and particularly access control.

An important issue is the traffic carrying capacity of major arterials. As the City grows in the future, these arterials will provide vital circulation links both within the City and as connections to surrounding areas. Deficiencies in traffic capacity can create a negative image of a congested community and interfere significantly with its economic prosperity.

Special standards for development along major arterials and the freeway need to be developed to ensure a positive community image for these routes as major elements of the community structure.

d. Opportunities/Constraints

The major arterials and the freeway provide an opportunity to tie together the various elements of the community structure. These elements include the community sectors, activity centers, open space features and major land use components. The freeway location at the northerly end of the City, Ramon Road through the central portion of the City, and Date Palm Drive tie these corridors to the Highway 111



corridor provide an excellent opportunity to redirect the focus of development within the community from the southern portion of the City to the central and northern portion of the City. The City in 1984 adopted a Municipal Zoning Ordinance which set the tone for development in the existing city limits, however the Code will have to be restudied to account for the sphere of influence boundaries. Such a redirection can result in a more spatially balanced community along the north-south Date Palm Drive axis. It can also result in a shift of the activity center of the City away from the Highway 111 corridor to the Ramon-Date Palm or I-10-Date Palm area of the City so that a planned pattern of focal points can be developed.

Providing development controls along the major arterials can also result in the development of special street sections and landscape treatments which will enhance their function as community identity features. The opportunity for access control in newly developing links of the arterials will reinforce their special identity and function. However, areas where multiple direct access points exist will act as a constraint to the traffic carrying function of these routes and may tend to detract from their special identity status.

e. Objectives, Policies and Programs

Based on freeway and major arterial conditions as well as the needs and opportunities outlined above, the following objectives are established as desired future conditions towards which the Plan is directed. Policies and programs are also identified to provide maximum achievement of land use objectives and opportunities.

1) Objective: Activity centers and land use intensification will occur along the major arterial network.

1.1 Policy: The City shall promote the Date Palm Drive, Varner Road, Ramon Road, Palm Drive and I-10 corridors as locations of development intensification.

2) Objective: The Date Palm Drive, Varner Road, Ramon Road, Palm Drive and Highway 111 corridors will form major community identity components.

2.1 Policy: The City shall require special frontage treatments along the Palm Drive, Varner Road, Ramon Road, Date Palm Drive and, to the extent possible, Highway 111.

2.1.1 Program: Establish special landscaping and streetscape design standards for Date Palm, Ramon Road, Highway 111, Vista Chino, Cathedral Canyon, Gerald Ford Drive, Dinah Shore Drive.

2.1.2 Program: Establish entry treatment designs at access points to the City.



- 2.1.3      Program: Establish design standards for access control. To provide minimum driveway spacing of 200 feet, minimum raised median island openings of 400 feet, minimum signal spacing of 1,000 feet, and prohibition of left turn movements to and from driveways within 500 feet of an existing or planned signal.

#### 4. OPEN SPACE, CONSERVATION AND RECREATION COMPONENT

##### a. Scope

This component identifies areas and features within the City which either exist or should be planned as open space/conservation or recreation uses. Emphasis is upon both public and private lands, particularly with respect to open space.

The conservation element overlaps those categories of the open space element that deal with "open space for the preservation of natural resources" and "open space for the managed production of resources" and with the land use element's concern for flooding. The conservation element, however, emphasizes the conservation and management of economically productive natural resources which are not necessarily applicable to the City of Cathedral City's particular circumstance.

The conservation element should:

- Promote the protection, maintenance, and use of the state's natural resources, with special emphasis on scarce resources and those that require special control and management;
- Prevent the wasteful exploitation, destruction, and neglect of the state's natural resources; and
- Recognize that natural resources must be maintained for their ecological value as well as for their direct benefits to people.

The policies and proposals of the conservation element are proposed to be carefully matched with those of the land use and open space elements.

##### b. Existing Conditions

Significant open space areas exist within the boundaries of the City. The most predominant, and undoubtedly most important, is the range of mountains and hills immediately south of Highway 111. The flood plain of the Whitewater River and the vacant lands between Interstate 10 and the railroad constitute additional significant open space features. The private golf course communities within the City also provide open space and recreational amenities.

Outside the existing City boundaries the range of hills to the north of Interstate 10 offer a dominant open space landmark.

Two small parks presently exist, totaling approximately 10 acres. One, just south of the Whitewater River on Date Palm Drive, is improved and is used extensively. The second is a dedicated, once used, but now deteriorating site in the Panorama sector. This park is currently under study by the city to provide a vital recreational spot for this fast growth area. New parks are proposed at Dinah Shore Drive (34th Avenue) at Date Palm Drive and at DaVall Drive and McCallum Way. This is slightly less than 1 acre per thousand population.

Additionally, the three existing school sites (two elementary and one middle school) provide some degree of recreation play area. The 53 acres devoted to school use can reasonably account for another 10-12 acres of play area, bringing the present total ratio to 2 acres/thousand population.

Although over 5,000 acres within Cathedral City are now functionally in "open space", most of that territory is really vacant urban land, much of it in already approved subdivisions. Consequently, the current condition is visually misleading. Actual commitments to permanent open space and recreation areas are small currently, but new facilities are planned within the city.

With respect to the existing natural resources within the City, every effort is being made to maintain, protect, and prevent the wasteful exploitation and destruction of identified resources.

Since the conservation, open space and recreation components are closely related, they have been integrated into one overall element/component. In addition, parks and recreation, a function of open space, is also included herein. However, this particular component deals only with the physical aspect of parks and recreation and not with the recreational programming which will be considered when individual park sites are proposed to be developed. A conservation and open space concept has been included as a part of the existing conditions analysis. It should be noted as well that the terms "open space" and "conservation" are similar in concept. The State Law encourages communities and counties to develop these elements in concert with one another so that natural features and public facilities can be combined to preserve and enhance the area. It is intended that this component will be a major policy tool to be integrated with the land use and circulation elements. Its concerns relate directly and, in fact, overlap many of those concerns and issues related to open space, recreation, public facilities, urban design and scenic highways.

c. Needs

Open space performs a number of vital functions in an urban environment. It provides relief from monotonous and unattractive development. It adds a pleasant setting for urban activities. It can serve as a buffer between incompatible land uses. It can establish or form edges to communities or neighborhoods, and it provides opportunities for recreational places and activities.



Consideration of the conservation aspects of this component include an awareness of the existing natural environment, i.e., the existing mountains and Whitewater Stormwater Channel to act as a major structuring factor in the development of the City. The protection and preservation of habitats and ecosystems of existing natural areas could also be part of the evaluation and developmental criteria.

While it is difficult to document in quantitative terms, there is a generally recognized acceptance in City planning that there is true need for these functions to be performed in a well balanced community. From the standpoint of recreation needs, there are again generally rules that enjoy common acceptance. One is that local/community park land should be provided on the basis of two to four acres of park land per thousand population.

In this community the lower range of 2 acres/thousand is proposed. The reasons for this include: 1) the availability of existing school sites; 2) the relatively low family size with fewer children per household (this population segment accounts for a high proportion of local recreation facility use); 3) the seasonality of typical park use in desert areas; 4) the desire to keep financial burdens on existing and future residents for public purposes to a minimum; and 5) the fact that high proportion of new development on un-subdivided land will be of a private resort community character.

On this basis, eventual local/community park needs will be approximately 94 to 130 acres within the City and approximately 36 acres within the Sphere of Influence, depending upon the level of development actually achieved. The main need is for an expanded park site acquisition and development program to insure that a reasonable standard is maintained.

In addition to park sites, a pedestrian, bikeway and limited equestrian trail system is needed to serve both recreation and transportation functions.

#### d. Opportunities/Constraints

The open space, conservation and recreation concept for Cathedral City is oriented to both urban amenities and large natural open space areas. The intent of this element of the Plan is to establish a system of open space features, parks and trails within the City which will complement and supplement the existing environment. This system is an integral part of the "structure" of the community and provides a set of linkages between the land use areas, or neighborhoods, of the Plan (see Community Structure Exhibit) and those aforementioned natural areas such as the mountainous areas on the south boundaries of the City.

Open space areas within the Plan are primarily of linear nature, with the exception of the mountainous areas previously described, and are located along vehicular routes, existing windrows and the Whitewater River. These features form an important element of the Plan structure in several ways: first, they are strong visual elements in the Plan that provide visual relief to the basically flat topography of the desert; second, they provide linkages between neighborhoods and

communities of land uses; and third, they form, in some areas, an edge treatment to the City, thus providing a sense of identity upon entering or leaving the City.

It should be noted that there is a constraint affecting the Whitewater River: large portions of it are in private, not public, ownership. This means that open space and/or recreation uses will be both private and public in nature, with the distribution influenced largely by current ownership patterns. However, since this area is subject to periodic severe flooding and is inappropriate for most kinds of development, it can usefully augment adjacent private development with open space/recreation/flood control uses.

Property configuration constraints also make park development in existing subdivided areas more difficult as well as more costly. It may be necessary to achieve needed acreage in small, multiple sites (combinations of lots) in certain neighborhoods through city acquisition or redevelopment measures to meet current and future needs.

Recreational uses proposed by the Plan consist of four basic components -- neighborhood parks, community-wide facilities, trail systems, and private recreation facilities. Neighborhood parks are proposed in each section of land which is primarily devoted to residential uses.

School/park combinations are encouraged. These facilities should be located near the center of residential neighborhoods to facilitate ease of access.

Community-wide recreational facilities are planned for locations along the Whitewater River in areas where access from the trail systems and arterial highways is available. Special facilities should be planned and designed in concert with the Water District to provide for recreational needs which cannot be met through the neighborhood parks.

The Community Trail System consists of a major trail system along the Whitewater River and the Edison easement (the latter is located in the Sphere of Influence) and a support trail system which is located on the arterial highway system and within the lineal open space system. The major trail will consist of facilities for equestrians as well as bicycle riders and pedestrians.

The system is designed to link development areas within the City, as well as to connect the open space and recreational features of the community.

Private recreation facilities may be provided within many of the residential areas, particularly in the higher density developments and the resort residential areas. These facilities will be provided by individual builders for use by residents of the respective developments in which they are included. These recreational areas essentially should augment the neighborhood and community park system and should be tailored to the needs of the residents within the



respective development. Private recreational facilities might include golf courses, tennis clubs, pools, spas, recreation buildings and other similar facilities.

e. Objectives, Policies and Programs

In order to preserve and protect the open space resources and enhance the recreational opportunities in the City, the following objectives, policies and programs should be implemented:

1. Objective: Significant open space and natural features will be permanently preserved for aesthetic, recreational and identity purposes.

1.1 Policy: The City should require preservation of significant open spaces and natural features such as mountains and watercourses.

1.1.1 Program: Regulate the amount and type of development in designated open space areas through the provisions of this General Plan and zoning regulations.

1.1.2 Program: Encourage intergovernmental cooperation in the planning and development of programs to achieve conservation of natural resources to enhance this asset throughout the valley.

1.1.3 Program: Develop a cooperative arrangement with the Flood Control District, both Water Districts and other Agencies, as appropriate, to preserve and conserve open space areas.

1.1.4 Program: Conduct annual budget studies to identify priority areas for preservation action.

1.1.5 Program: Develop design criteria, landscape concepts, signing regulations and other standards to enhance and protect open space.

1.1.6 Program: Develop standards, criteria, regulations and incentives to achieve strengthened community identity and image by use of open space features.

1.1.7 Program: Provide sufficient open space to protect the public health, safety and general welfare from seismic, noise, water pollution, erosion and flood hazards.

1.2 Policy: The City requires open space approaches that are compatible with and enhance the desert environment.

1.2.1 Program: Develop landscape standards and lists of approved desert landscaping materials for open space and landscaped areas.

- 1.2.2 Program: Develop standards and incentives for drip irrigation systems for both public and private application.
- 1.3 Policy: The City will cause recreational facilities, schools and other public facilities to be located as focal points for neighborhoods.
  - 1.3.1 Program: Develop design standards and locational criteria to guide the placement of recreational facilities throughout the City.
- 1.4 Policy: The City will secure the provision of recreational, cultural and social opportunities to meet the needs of the residents of the City.
  - 1.4.1 Program: Conduct research of the recreational needs of the residents of the City and establish standards and criteria for the provision of recreational facilities.
  - 1.4.2 Program: Prepare an ordinance and project review process to secure park lands or fees in lieu thereof from new development projects.
  - 1.4.3 Program: Establish assessment districts for each community sector for the purpose of funding park acquisition or improvement budgets.
- 1.5 Policy: Preserve and enhance the quality of life for present and future generations by preventing misuse and degradation of natural resources.
  - 1.5.1 Program: Designate and maintain appropriate natural areas in their undeveloped state at both the citywide and neighborhood levels.
  - 1.5.2 Program: Establish criteria to evaluate development proposals, making sure that the criteria contains the flexibility necessary to recognize design and terrain uniqueness of a particular site.
  - 1.5.3 Program: Establish guidelines for protection and preservation of the habitats and ecosystems of existing natural areas.

## 5. URBAN DESIGN COMPONENT

### a. Scope

This component provides direction in the aesthetic treatment of significant urban features in order to achieve an improved community image.

b. Existing Conditions

Areas of Cathedral City are old, poorly planned and in need of rejuvenation. The City has an image of a community with considerable substandard development and the pattern of development is random. It does not represent orderly growth and development. There is a general feeling throughout the community that the appearance of the City does not properly reflect the predominant values and attitudes of its residents.

c. Needs.

Since the City has lacked, almost totally, any urban design standards in the past, the opportunities and needs to enhance the image of the City are great.

It should be noted that positive design treatment need not be extravagant nor unduly costly. This is important because the direction established by the City's leadership is to avoid unnecessary costs for development. Yet, some quality design applied to the actual development responds to a need for 1) a sense of place; 2) community pride; 3) protection of both private and public investments; 4) prevention of a spread of deteriorating conditions; and 5) stimulation of the economy.

d. Opportunities/Constraints

Cathedral City is a mixture of the old and the new. There is a character to the community which can be enhanced through appropriate design guidelines and there is an opportunity to guide new development in a way which will create a desired image for the City.

This mix of old and new provides an opportunity to achieve an interesting diversity not possible under different circumstances. At the same time, much of the older development, particularly in the old downtown, will require difficult design rehabilitation in order to achieve effective results.

The basic "shape" of the community is already established by the large extent of existing subdivision of both developed and vacant land as well as the dominant street pattern. Nevertheless, design techniques can eventually make a difference in the visual aspect of the City.

It is the intent of the urban design component of the General Plan to create a design framework for the City which will lead to a desirable image and character, a character which creates a statement for the City "as a whole". This design framework should be present in areas of the City where continuity is desirable (i.e., main entries, pedestrian and vehicular corridors, commercial areas and public places), and it should address landscape concepts, signing standards and building design criteria.

Standards should be flexible to allow for diversity in design and freedom of expression, but at the same time ensure community wide



identity. This flexibility can be achieved through the community sectors identified on Exhibit 4. Any design criteria, regulations or enhancement programs should avoid undue control over private property and involve reasonable costs for compliance.

The Community Structures Exhibit (exhibit 3) illustrates locations in the City where urban design considerations are most important, i.e. enhanced parkways, community definition areas, primary entry points and secondary entrances.

#### e. Objectives, Policies and Programs

In order to enhance the image of the community and create a more attractive environment for living, working, shopping, and recreating, the following objectives, policies and programs should be implemented:

1) Objective: Community identity, efficiency and liveability will be improved through appropriate urban design standards.

1.1 Policy: The City will require adherence to certain community-wide design guidelines.

1.1.2 Program: Regulate the use of signs, billboards and other outdoor advertising devices through the adoption of a sign ordinance.

1.1.3 Program: Regulate the setbacks, height and bulk of buildings through the provisions of an updated zone code.

1.2 Policy: The City will stimulate visual diversity as appropriate to the various sectors of the community.

1.2.1. Program: Establish special corridor treatments for all scenic corridors.

1.2.2. Program: Initiate self-help activities throughout the City. Such activities might include clean-up campaigns on a neighborhood by neighborhood basis, tree planting and landscaping efforts assisted by the City, or a promotional program to urge owners of old buildings to rejuvenate them.

## 6. SCENIC CORRIDORS COMPONENT

### a. Introduction

This component, as described by the State, is intended to preserve aesthetic scenic features for the enjoyment of persons utilizing the community's roadways. It sets the stage for preserving high land values and securing architecturally desirable and well placed structures. The appearance of the street system and the views from them give a very important impression of the natural and developed spaces within the City. Quality streetscapes and scenic vistas are an integral part of quality development.



The purpose of classifying certain streets within the City as Scenic Corridors is to enhance the abutting properties and the City as a whole while fulfilling the intent of State legislation. The Scenic Corridors Map indicates those streets and highways for which special treatment is desirable.

The quality of the streetscape can have a positive impact on the lifestyle of persons living and working within the community. The design standards for public street improvements and private development should be integrated to reflect the character of the uses proposed and the neighborhood in which the improvements are to be made. Every effort should be made to ensure the continuity of the on-site improvements with those within the right-of-way as well as the continuity of streetscape design, planting materials, and other improvements along the length of the corridor.

With the dramatic scenic resources afforded our community, it is the task of this component to assure that the view of and from the road embodies the quality and virtues that the desert environment has to offer. The planning process to achieve this objective needs to be set in motion. This component will establish City policies to coordinate the programs that affect identified Scenic Corridors and highways.

#### Definitions

The following definitions are provided to clarify the context and interpretation of the terminology used when referring to various scenic designations.

Official Scenic Highways (Scenic Routes) - Highways which are designated by the State as Official State Scenic Highways or Official County Scenic Highways and are signed as such. The State reviews eligible highways on the basis of the "complete highway," which is a highway incorporating not only safety, utility, and economy, but also beauty. The State also establishes standards requiring that pleasing appearance be a consideration in the planning and design process and requires that local governmental agencies take such action as necessary to protect the scenic appearance of the scenic corridor -- the band of land generally adjacent to the highway right-of-way, including but not limited to (1) regulation of land use and intensity (density) of development, (2) detailed land and site planning, (3) control of outdoor advertising, (4) careful attention to and control of earthmoving and landscaping, and (5) the design and appearance of structures and equipment.

Scenic Corridors - As used in this section, this title applies to those streets and highways within the City of Cathedral City that are designated by the City for scenic treatment and street beautification. The designation of Scenic Corridors in this section is within the bounds of State Law with respect to allowing local agencies to develop and adopt local scenic routes.

b. Opportunities/Constraints

The massive San Jacinto Mountain backdrop to the west, the Santa Rosa range to the south, and the little San Bernardino Mountains and San Gorgonio Peak to the north, with their spectacular rock formations, make this area one of the most impressive and picturesque desert environments in California. The scenic splendor of the desert is apparent in the views to the mountains from the arterials that traverse the desert floor. Other scenic assets which have been identified include: the desert valley in which the City is located with its natural features such as sand dunes and desert flowers; and an existing planned residential development with golf course, offer another scenic asset. Views along and from the roadway can easily be destroyed by careless littering and by poor street design, development controls, and sign and billboard regulations. These deterrents to scenic preservation affect both manmade and natural amenities since the desert's scenic environment is affected by roadways and development projects that are not well planned or are not ecologically sound because of the desert's delicate and sparse vegetation and fragile geologic features which are subject to permanent scarring.

The aesthetic qualities of the natural environment unquestionably establishes the community as worthy of protection and improvement along all scenic corridors. These amenities are particularly apparent to visitors and residents as they travel the City's roadways.

Discussion of Existing Conditions and Needs/Deficiencies are detailed in other sections of the General Plan; those specifically related to the Scenic Corridors topic here include those within the Community Structure Section, i.e., Community Sectors, Activity Centers, and Freeway and Major Arterials components.

The importance of establishing and implementing a Scenic Corridors program is especially apparent for the rights-of-way within the City where the following items are lacking:

- o Preservation and improvement of areas adjacent to the street
- o Street improvements; including curbs and gutters
- o Street beautification; including landscaping, parking design, and setback requirements
- o Recreation linkage systems; including open space, bikeways and pedestrian paths

c. Objectives, Policies and Programs

Based on the preceding discussion of existing conditions, needs, and opportunities, the following objectives are established as desired future conditions. Policies and programs are specified to achieve the objectives.

1. Objective: Provision for the development, establishment and protection of scenic corridors within the City in coordination with adopted City policies.

- 1.1 Policy: The City will seek to preserve and maintain those areas or sites which are found to have exceptional scenic value. Treatment along scenic corridors should preserve and enhance the unique features in the region whether natural or manmade, such as structures of architectural historic or civic value.

- 1.1.1 Program: Any new electric or communication distribution facilities or the relocation of existing overhead electric or communication distribution facilities in proximity to and which would be visible from officially designated scenic highways shall be placed underground in accordance with the applicable rules, regulations, and tariff schedules of Utility then on file with the California Public Utilities Commission. "In proximity to" is defined as being within 1,000 feet of the road right-of-way of officially designated scenic highways. Routine maintenance, operation, repair and reconstruction of existing overhead electric and communication facilities would not require undergrounding of those facilities.

- 1.1.2 Program: The City will encourage coordination between City, County and State levels of government and the Coachella Valley Association of Governments concerning the Scenic Highway Program.

- 2.2 Policy: The City will encourage scenic corridor treatment that respects the integrity of the ecological environment - whether desert or mountainous. Such delicate areas, although subject to encroachment by man's development, should be preserved in their entirety wherever possible, or in large enough areas so as to maintain the indigenous quality which existed prior to man's encroachment.

- 2.3 Policy: The City will control through appropriate tools, such as zoning and subdivision ordinances, developments which may directly or indirectly affect vistas or scenic focal points.



- 2.3.1 Program: No off-site outdoor advertising displays shall be permitted adjacent to a Scenic Corridor.
- 2.3.2 Program: The size, height, materials, colors, and type of on-premises signs within a Scenic Corridor shall be the minimum necessary for identification. The design shall be such that the signs blend with the environment, utilizing natural materials when possible. Ordinances which require the amortization and removal of nonconforming signs shall be strictly enforced.
- 2.3.3 Program: Earthmoving operations which expose soil surfaces shall be required to re-establish vegetation to bind the soil, prevent water or wind erosion, and re-establish natural vegetative appearance.
- 2.4 Policy: The City will utilize its Scenic Corridors wherever possible for scenic and recreation links (equestrian, pedestrian, and bike trails) between scenic areas, open space, and recreation/activity centers.
- 2.5 Policy: The City will prepare specific plans for Scenic Corridors which will include typical cross sections, landscape materials, and facility improvements along their lengths. Landscape treatment should increase the diversity of experiences available to the traveler, and should not be restricted to any one amenity, but rather any treatment that will add to the quality of the Scenic Corridor. The relationship of distance between the viewer and the view as well as the duration of the visual experience should also be taken into consideration.
- 2.5.1 Program: Trees and other roadside plantings should be utilized to protect and enhance the view from the road. Protection or enhancement of scenic qualities should be the primary consideration in any proposed removal of mature trees and shrubs.
- 2.6 Policy: The City will develop and implement the Downtown Redevelopment Program with emphasis on the treatment of the Highway 111 Scenic Corridor as it transects Redevelopment Project Area No. 1.
- 2.6.1 Program: The City will establish special street sections that will be effective and practical in the downtown area. Sensitivity must be taken in the special circumstances of the area, i.e., size and shape of parcels, lack of building setback from the highway, etc.
- 3. Objective: Designation of Highway 111, Date Palm Drive, Da Vall Drive, Gerald Ford Drive, Cathedral Canyon Drive, Dinah



Shore Drive (34th Avenue), Ramon Road, Vista Chino, Palm Drive, Varner Road, and Interstate 10 as Scenic Corridors and identification of significant scenic features related thereto.

d. **Implementation**

The inclusion of this Scenic Corridor component as part of the Cathedral City General Plan strengthens the City's objectives for enhancement of the community's scenic and aesthetic qualities and promotion of favorable image. Thus, the Scenic Corridor component is, in itself, an implementive tool of its own objective.

The selection of street treatment will be based on an analysis of the street, its relationship to the City's overall circulation system and to the land uses that it traverses.

Street Layout

Street treatment is affected to a substantial degree by the basic physical layout of the roadway improvements. The design depends on the street type, whether it is a major thoroughfare or collector, and the land uses through which it is routed. The number of traffic lanes, the width of the lanes, and the amount of on-street parking allowed can affect not only the traffic volumes and safety of motorists, but also the immediate environment of the surrounding land uses. Restriction of on-street parking and the use of median island and parkway landscaping can mitigate the unsightly effects of roadways to those persons living and working in adjacent areas. The provision of alternative transportation modes, such as bikeways, bus lanes, and pedestrian corridors, can provide not only an alternative means of movement for the traveler, but also visual relief for residents and motorists. Another scenic treatment which can be incorporated into the street layout is linear or corner parks which create diversity in a street's spatial configuration. These can be especially effective at major intersections and at entrances to the City where a "character" can be established for the entire length of the street.

Landscaping

The use of landscaping is very important in the development of the character for Scenic Corridor. The City, being located in a desert environment, offers a unique choice of landscape treatment alternatives. The City can utilize either native or non-native landscaping in the development of its Scenic Corridor. Native landscaping can best be defined as plant materials which are indigenous to the desert environment. Non-native landscaping consists of plant materials which are foreign to the desert. The choice of a landscape type to be used along a given corridor is determined by the landscaping treatment characteristic of the existing development and the overall character of the area. Landscaping must be controlled so as to provide the most advantageous view from the roadway as well as to create interest and variety. Careful consideration should be given to assure that a street's landscape pattern does not conflict with that of existing development. In undeveloped areas where a Scenic Corridor

treatment is proposed, new development should be encouraged to utilize plant materials which complement and maintain the continuity of the street treatment.

The focal point of most landscaping treatments is the choice of trees, which act as the most dominant aspect of the scene. Initial acquisition costs and maintenance costs notwithstanding, careful consideration should be given to the proposed use of trees. Trees should be chosen on the basis of the purpose for which they are intended -- i.e., shade trees, ornamental trees, flowering trees, trees for windbreaks -- each having its place in a logical landscape scheme.

Undoubtedly palm trees will continue to play a prominent roll in the landscape treatment within the City. Whether the palm tree is the primary tree or is placed in specific locations along a Scenic Corridor will depend on the character of the surrounding environment.

#### Street Fixtures and Ornamentation

The scenic amenities and environmental character (residential or commercial) of a Scenic Corridor can be greatly affected by subtle details within the street right-of-way. Undergrounding power and telephone lines greatly improves the appearance of the streetscape. Treatment of aboveground vaults, signal control boxes, meters, valves, hydrants, and other devices can easily be incorporated into the overall street treatment by using architectural details in their design that match the architectural theme of the surrounding land uses. The design of street signs, signals, and directional and regulatory signs can, in a sense, tie these fixtures together and make them an integral part of the street treatment.

#### e. Related General Plan Components and Zoning Tools

The following portions of the City's General Plan are related to the Scenic Corridors component to varying degrees:

1. Open Space. The Scenic Corridor Component is strongly related to Open Space, inasmuch as the definition of Scenic Corridor is that visible land area of significant natural and urban open space value traversed by the roadway.
2. Circulation. Since the Scenic Corridor Component deals primarily with the treatment of movement routes and the visual surroundings of these routes, the Circulation Component, including the Freeway and Major Arterial Section, should strive to implement the objectives of the Scenic Corridor component.
3. Land Use. Since the Land Use Component prescribes definitive uses for the land, its impact is substantial on the quality and type of view seen from the Scenic Corridor or Scenic Route.
4. Conservation. The Conservation Component attempts to preserve many of the qualities necessary for the development of a Scenic Corridor or Scenic Route; thus its effectiveness is a determinant of the success of the Scenic Corridor Component.

5. The Other Components. The Noise, Seismic Safety and Safety, Community Sector, Activity Center, and Urban Design components are all either directly affected by or indirectly affect the Scenic Corridors Component. For instance, if the Scenic Corridors Component called for increased setbacks along major thoroughfares, this requirement would result in a reduction of noise for adjacent development while at the same time it would increase the view parameters along the street.
6. The Zoning Ordinance and Other Regulations. The zoning ordinance provides various regulatory controls that assist in implementation of the objectives of the Scenic Corridor component, as do the other controls listed.

#### The Zoning Ordinance

- o Architectural and Design Reviews
- o Site Plan Review
- o Permitted/Conditional Uses
- o Building Setbacks
- o Residential Densities
- o Building Coverage
- o Minimum Lot Area
- o Planned Development/Specific Plan
- o Sign Regulation
- o Flood Plain

#### Subdivision Regulations

- o Limitation of Cut and Fill
- o Tree Preservation and Planting
- o Bank Seeding and Planting
- o Limited Access onto Scenic Corridors & Routes
- o Low Density and Limited Use of Steep Lands
- o Cluster Development
- o Screening
- o Road Design Standards
- o Underground Utilities



- o Right-of-Way Requirements

- Building Code

- o Maintenance Controls

- \* Housing Code
  - \* Fire Prevention
  - \* Water Pollution
  - \* Litter Control
  - \* Weed and Insect Control

## B. LIVING ENVIRONMENTS

The purpose of the living environments section of the Plan is to shape the overall pattern and diversity of land development in the City, with particular emphasis on access to the City's living environment through housing. This section is also intended to provide the basic guidance for land use decision making, whether that use is a new one or the result of redevelopment.

This section contains three components. They are subjects which link the overall structure of the community to the actual projects and developments people experience in their everyday lives. The components include:

- o Land Use - The categories of use envisaged in the Plan, what they mean, and how they are to be implemented.
- o Housing - Needs for shelter and programs to satisfy those needs in accordance with very explicit state law, including thorough documentation.
- o Redevelopment - Guidance for the use of powerful redevelopment tools, their use in the existing redevelopment area and potential for application elsewhere in the City.

The living environments section is related directly to all other parts of the Plan through the land use and housing components. It is the major reason a community structure is needed. It reflects both existing development and guides new development. This total development is what all of the support systems are intended to serve. It is the fabric of the City all implementation activities are designed to bring about. It recognizes, partly through the redevelopment process, that Cathedral City is already at concurrent multiple states of development: old, new, replacement, infill and expansion.

### 1. LAND USE COMPONENT

#### a. Scope

The Land Use Component of the Plan defines the basic pattern of development within the City and the relationships between the different land use types. Any land use plan must be built upon what

already exists. However, land use patterns may be redirected to achieve the basic goals and objectives of the overall Plan.

Land use categories will be defined which provide definition of existing uses and which provide for new land use types as a means of achieving Plan objectives. These land use categories will ensure the logical organization of residential, commercial, industrial, and public facilities and set a framework for future growth.

It is important to remember the conceptual nature of the Land Use Plan. It provides direction for determining land use relationships but the boundaries of land use categories, as shown on the land use diagram, should not be interpreted literally. They represent the intent of the Plan in terms of basic land use relationships and the spatial juxtaposition of land uses, but their edges are not hard and fast. Precise boundaries of land use categories will be determined at the zoning and site specific approval level after a determination is made that the intent of the Plan is being implemented.

b. Existing Conditions

Existing land use patterns in the City reflect the historical development and intensification along the Highway 111 corridor. In this area, strip commercial uses have developed along Highway 111 with residential uses adjacent. Development has tended to locate along the major arterial routes with Date Palm Drive and Ramon Road being the focus of newer strip commercial development.

As in most communities, residential is the predominant land use. It is divided between traditional single family detached housing, some higher density development, mobile homes, and resort residential which is oriented to a golf/open space amenity.

Residential areas are located to the north and south of Ramon Road, and to the south of what is generally viewed as the Central Business District (CBD) along Highway 111. The higher density residential uses are located between Ramon Road and the Whitewater River and adjacent to the CBD. Lower density residential uses are reflected to the north of Ramon Road and south of the CBD in the area known as The Cove. Strip commercial land uses are located adjacent to Ramon Road and Date Palm Drive. Commercial uses are also reflected along State Highway 111. Commercial centers are beginning to emerge at Gerald Ford Drive and Dinah Shore Drive (34th Avenue) where they intersect with Date Palm Drive. An RV and Aquatic Park development has recently been constructed south of Edom Hill Road, within the Sphere of Influence. An industrial area located just north of the CBD encompasses the City's only industrial park development.

Significant open space areas are located in the northeast reaches of the City limits, directly south of The Cove community, and in the Sphere of Influence, north of Interstate 10. The Whitewater flood control area runs diagonally through Cathedral City, bisecting the City from northwest to southeast with another large scale open space feature.

The character of commercial development has been primarily small user strip development with a few small shopping centers. More recent development has seen some well planned shopping centers developed, setting a good example for future development.

Industrial development has also been largely small user, small parcel development with little "planned" or "integrated" development. Perez Road between Date Palm Drive and Cathedral Canyon Road has seen a more planned approach to industrial type development which includes some office and retail use on larger parcels with multiple users. This area might characterize a "business park" type of development.

A statistical breakdown of existing land uses is shown in Table 1. The acreage indicated accounts for approximately 9642 dwelling units and a population of 19,210 according to current 1986 Cathedral City estimates.

c. Needs

The existing conditions show a random mix of land uses with some inconsistencies relative to compatible combinations of land uses. In some areas a mixture of uses may be desirable; in others certain land uses can serve as a buffer between adjacent and otherwise incompatible uses.

Areas which exhibit incompatible land uses are those central areas which have pockets of commercial development removed from major arterials. Perhaps the most significant problem area in the City also presents the greatest opportunity for the benefits of mixed use. Residential and commercial uses, interspersed with some warehousing, predominate in those areas adjacent to Highway 111. This area exhibits a need for residential uses in proximity to employment opportunities in the present CBD. Certain types of residential uses may be appropriate as land use buffers near the industrial and commercial areas, as well.

One of the most significant issues relative to existing land uses is the large amount of vacant land which has already been designated for residential development. These areas offer excellent opportunities for "in-fill". However, in the interim, an excess of vacant areas proves a problem for public safety and for cohesiveness in existing neighborhoods. These vacant areas are generally located in the lower density residential neighborhoods north of Ramon Road in existing subdivisions.

Much development in the City represents an underutilization of land. These areas present special types of problems as well as an inherent potential for diversity in residential zoning or special mixed use areas. The most obvious examples of underutilization are those areas adjacent to major arterials through the City and in residential areas with a high percentage of vacant lots.



TABLE 1

## EXISTING LAND USE

<u>Use</u>	<u>Acres</u>	<u>Use</u>	<u>Acres</u>
RESIDENTIAL		NON-RESIDENTIAL	
Very low density (1du/5ac)	1930	General Commercial	549
Low density (2-4.5 du/ac)	867	Industrial	118
Resort residential (3-6.5 du/ac)	424	Schools	53
Medium density (4.5-8 du/ac)	416	Cemetery	80
High density (8-24 du/ac)	18	Open Space	<u>9113</u>
Sub-total	3655	Subtotal	9913
	TOTAL		13,568

Ramon Road, Date Palm Drive and Palm Drive, in combination with Highway 111 and Interstate 10, make up the circulation "spine" of Cathedral City. While the Highway 111 corridor exhibits more intensive land uses, those areas adjacent to both Ramon Road and Date Palm Drive could bear further scrutiny.

Interface with other components of the Plan is fundamental. The land use element generates the local share of traffic which justifies the highway routes and classifications shown in the transportation component. At the same time, historic circulation patterns shape and influence significantly the distribution of proposed land uses. The open space component is not only a set of land use categories but a basic ingredient giving the City visual and functional definition. These two components, transportation and open space, combine in the community structure component to influence the overall shape and activity patterns within the City. It is this fundamental pattern that the land use categories are intended to carry out.

These fundamental relationships are further influenced by components such as: 1) recreation, which is the main provision for leisure activities; 2) noise, which modifies land use patterns and development standards as necessary to protect citizens from unhealthy noise exposure; and 3), most importantly, housing, which provides for the residential opportunities to serve a wide range of housing cost needs.

It is important to note that existing legal building sites (lots) designated for residential use in the plan may be used at least for single family residential purposes, even if the lots are substandard in size according to the density range in the Plan. Resolution of the exact impact of the Plan (all elements) on each lot will be achieved by the zoning ordinance and maps as well as certain adopted street sections adjacent to those lots with frontage on arterial highways.

The intent of the land use element is to enhance the overall long term developability of the City's land resources. There will be a limited number of cases in which individual parcels will experience development problems because of use changes; lot size, location or shape; development standard requirements; needed street improvements or some combination of these factors.

Land use needs have been determined through the identification of community issues and the evaluation of the research and data analysis phases of the plan development. Needs are outlined as follows:

- 1) Areas of the City are old, poorly planned and in need of rejuvenation:
- 2) The City has an image of a community with considerable substandard development.
- 3) The pattern of development is random and does not represent orderly growth and development.
- 4) Extensive subdivided areas are sparsely developed and in need of substantial corrective work.

d. Opportunities/Constraints

The land use types within the City and their distribution and relationships provide an opportunity to bring together many of the goals and policy statements that make up this Plan. The existing land use distribution provides a starting point from which to build upon and/or change as best meets the City's goals and objectives.

Existing land uses reflect the historical development pattern in the upper Coachella Valley with urbanization focused in nodes along the Highway 111 corridor. Cathedral City is no exception with the majority of existing uses located in relatively close proximity to Highway 111. Intensities of development have also been relatively low giving the City an opportunity to both intensify development and to spatially expand land use development northerly from the Highway 111 corridor.

The construction of Interstate 10 provides a whole new access and development focus, one that can be focused towards employment generating uses and tourist oriented uses. In addition the under-utilization of subdivided lands northerly of Ramon Road again provides the opportunity to intensify development and shift the focus of activity within the City to the north of the Highway 111 corridor.

While a great amount of undeveloped land is already subdivided, several large parcels are strategically located throughout the City which do not have this constraint. They present an opportunity to use the flexibility and creativity of a Specific Plan. With this device it is possible to customize land use types, locations and mixes within the site, so long as overall limits designated in the General Plan are not exceeded. Rules for application of this technique will be contained in the Zone Code.

In order to maximize the opportunities available to the City, the General Plan establishes various land use classifications to direct the location, type, and amount of development in the City. Land uses are divided into 3 basic types of uses: residential, employment, and special uses. These basic use types are further divided into 17 specific land use designations. These designations are described as follows and depicted on Exhibit 5, with a statistical summary shown in Table 2. All acreage figures are gross acres.

1) Residential

Estate Residential: This category permits residential development from a base of 0 du/ac to a maximum of 2 du/ac. It is intended to accommodate large lot single family detached dwelling units.

Low Density Residential: This category permits residential development from a base density of 2 du/ac to a maximum of 4.5 du/ac. It is intended to accommodate single family detached dwelling units.

Resort Residential: This category permits residential development from a base density of 3 du/ac to a maximum of 6.5 du/ac. It is intended to accommodate single family detached and attached dwelling units in a resort development setting. Various resort type amenities are permitted in this use category including golf facilities, tennis and swim facilities as well as tourist/resort serving uses including, but not limited to, hotels, motels, recreation vehicle resorts, restaurants, and golf tennis pro shops.

Medium Density Residential: This category permits residential development from a base of 4.5 du/ac to a maximum of 10 du/ac. It is intended to accommodate single family detached and attached dwelling units, duplex and manufactured housing development.

Medium High Density Residential: This category permits residential development from a base of 4.5 du/ac to a maximum of 15 du/ac.

High Density: This category permits residential development from a base of 11 du/ac to a maximum of 20 du/ac. It is intended for single family attached dwelling units, multiple family and apartment development.

High High Density: This category permits residential development from a base of 10 du/ac to a maximum of 25 du/ac.



## 2) Employment

**General Commercial:** This use category is intended for all levels of commercial development including that of neighborhood, community and regional scale.

**Business Park:** This use category permits combinations of light industrial, office and ancillary commercial uses. The intent of this use category is to provide a transition between category uses with adequate performance controls to make this category compatible with non-industrial use areas.

**Tourist Commercial:** This category is intended to accommodate commercial uses which serve the tourist trade. Uses can include a combination of retail and service commercial as well as hotel, motel and other transient use facilities. So long as a majority of the site is not devoted to this use, limited residential use may be accommodated.

**Industrial:** This category is intended to provide for light industrial and related uses which are not likely to have adverse effects upon each other or upon neighboring residential or commercial areas. Uses may include administrative offices, and commercial services not appropriate for locations in general commercial areas.

## 3) Special Uses

Various special uses are designated in the General Plan to provide for special needs or preservation concerns. These special uses include:

- Schools
- Parks
- Civic Center
- Open Space

Open Space is further broken down into subcategories, described as follows:

**Open Space - Cemetery (OS-C):** A special designation for the existing cemetery use in the City.

**Open Space - Residential (OS-R):** An open space designation designed to preserve sensitive environmental areas but allowing residential development at a maximum density of 1 dwelling unit/20 acres up to a maximum of 1 du/5 ac.

**Open Space - Watercourse (OS-W):** An open space designation designed to restrict land use within flood hazard areas.

**Open Space - Other (OS-O):** An open space designation for preservation of any additional sensitive environmental areas within the City.

# LAND USES

(PLEASE REFER TO LARGE MAP IN POCKET)

## Legend

- E ESTATE RESIDENTIAL (0-2 DU/AC)
- L LOW DENSITY RESIDENTIAL (2-4.5 DU/AC)
- RR RESORT RESIDENTIAL (3-6.5 DU/AC)
- M MEDIUM DENSITY RESIDENTIAL (4.5-10 DU/AC)
- MH MEDIUM HIGH RESIDENTIAL (4.5-15 DU/AC)
- H HIGH DENSITY RESIDENTIAL (10-20 DU/AC)
- HH HIGH HIGH RESIDENTIAL (10-25 DU/AC)

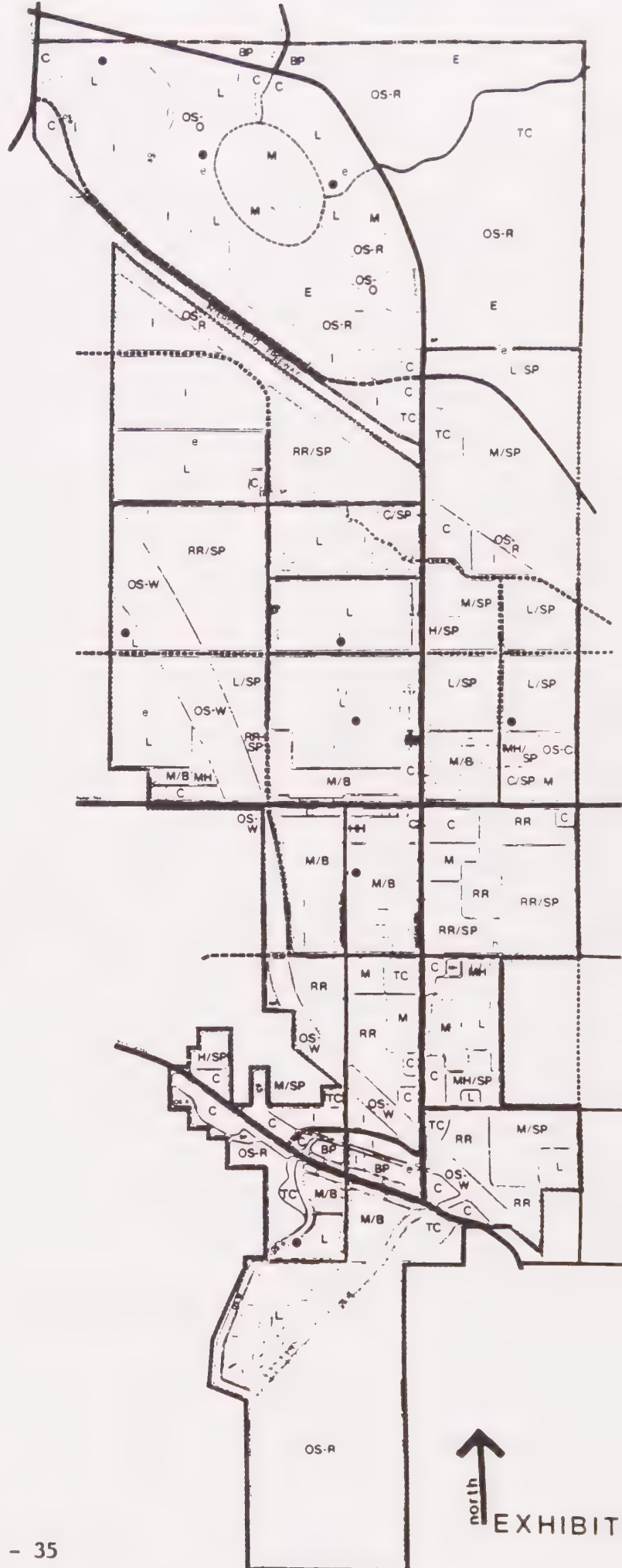
- C GENERAL COMMERCIAL
- BP BUSINESS PARK
- TC TOURIST COMMERCIAL
- I INDUSTRIAL

- e SCHOOL ELEMENTARY SCHOOL (e), JUNIOR HIGH SCHOOL (j), HIGH SCHOOL (H)
- PARK
- ★ CIVIC CENTER

- OS-C OPEN SPACE-CEMETARY
- OS-R OPEN SPACE-RESIDENTIAL (10 DU/AC-20 AC)
- OS-W OPEN SPACE-WATERCOURSE
- OS-O OPEN SPACE-OTHER

- B BONUS DENSITY PROGRAM
- SP SPECIFIC PLAN REQUIRED

- ARTERIAL HIGHWAY
- MAJOR HIGHWAY
- SECONDARY HIGHWAY
- COLLECTOR STREET
- PROPOSED ARTERIAL HIGHWAY
- PROPOSED MAJOR HIGHWAY
- PROPOSED SECONDARY HIGHWAY
- PROPOSED COLLECTOR STREET



CATHEDRAL CITY  
GENERAL PLAN

# TABLE 2

## CATHEDRAL CITY GENERAL PLAN

LAND USE	ACRES	MINIMUM NUMBER OF UNITS	MEDIAN NUMBER OF UNITS	MAXIMUM NUMBER OF UNITS	POP. per DU	POPULATION RANGE		
						MIN.	MED.	MAX.
Estate Residential (0-2 du/ac)	780	0	730	1,460	2.5	0	1,825	3,650
Low density residential (2-4.5 du/ac)	2,655	5,310	8,629	11,948	2.5	13,275	21,573	29,870
Resort residential (3-6.5 du/ac)	1,664	4,992 (4,992)	7,904 (7,904)	10,816 (10,816)	1.0* (3.0)**	4,992 (14,976)	7,904 (21,12)	10,816 (32,448)
Medium density residential (4.5-10 du/ac)	2,366	10,697	17,179	23,660	1.75	18,720	30,111	41,405
High density residential (11-20 du/ac)	47	517	729	940	1.3	672	948	1,222
Tourist commercial	484							
General commercial	805							
Business park	213							
Industrial	941							
School/park	88							
Open space								
Residential	2,157	431	431	431	2.5	2,155	2,155	2,155
Watercourse	765							
Other (California Edison Easement)	239							
Cemetery	80							
	13,284	21,947	35,602	49,255				

Total Year Around Population\* 31,326 50,329 69,328

Total Peak Period Population\*\*(41,310)(66,137)(90,960)

\*Year around population assumes minimum occupancy of resort residential units at an average of 1 person/du.

\*\* Increased occupancy of these units during the tourist season yields a peak period population (shown in parenthesis) at an average of 3 persons/du.



WITHIN CITY BOUNDARIES

LAND USE	ACRES	MINIMUM NUMBER OF UNITS	MEDIAN NUMBER OF UNITS	MAXIMUM NUMBER OF UNITS	POP. per DU	POPULATION RANGE		
						MIN.	MED.	MAX.
Low density residential- (2-4.5 du/ac)	1,891	3,782	6,146	8,510	2.5	9,455	15,365	21,275
Resort residential (3-6.5 du/ac)	1,664	4,992 (4,992)	7,904 (7,904)	10,816 (10,816)	1.0* (3.0)**	4,992 (14,976)	7,904 (23,712)	10,816 (32,448)
Medium density residential (4.5-10 du/ac)	2,058	9,261	14,921	20,580	1.75	16,207	26,112	36,015
High density residential (11-20 du/ac)	47	517	729	940	1.3	672	948	1,222
Tourist commercial	112							
General commercial	710							
Business park	138							
Industrial	500							
School/park	88							
Open space								
Residential	1,355							
Watercourse	765							
Cemetery	80							

9,408 18,552 29,700 40,846

Total Year Around Population\* 31,326 50,329 69,328

Total Peak Period Population\*\*(41,310)(66,137)(90,960)

\*Year around population assumes minimum occupancy of resort residential units at an average of 1 person/du

\*\*Increased occupancy of these units during the tourist season yields a peak period population (shown in parenthesis) at an average of 3 persons/du

SPHERE OF INFLUENCE

LAND USE	ACRES	MINIMUM NUMBER OF UNITS	MEDIAN NUMBER OF UNITS	MAXIMUM NUMBER OF UNITS	POP. per DU	POPULATION RANGE		
						MIN.	MED.	MAX.
Estate Residential (0-2 du/ac)	730	0	730	1,460	2.5	0	1,825	3,650
Low density residential (2-4.5 du/ac)	698	1,396	2,269	3,141	2.5	3,490	5,673	7,853
Medium density residential (4.5-10 du/ac)	308	1,386	2,233	3,080	1.75	2,426	3,908	5,390
Tourist commercial	372							
General commercial	95							
Business park	75							
Industrial	441							
School/park	66							
Open space								
Residential (1 du/ac per 5 ac)	802	160	160	160	2.5	400	400	400
Watercourse	86							
Other (California Edison Easement)	239							
Major Roadways	248							

4,160

2,942

5,392

7,841

6,316

11,806

17,293

In addition to the basic land use type and designations outlined above, the General Plan incorporates two "special overlays" to provide implementation flexibility. These overlays include:

**Bonus Density Program (B):** An overlay which allows increases in density yield in specified areas as an incentive to consolidate lots of record into large aggregations for development as well as to encourage high quality development. The purpose of this bonus is to encourage the intensification of development in certain portions of the City, in some cases where many vacant small size lots of record exist. As a general rule, the bonus density should not exceed the base density maximum by either 25% for the medium density designation or 50% for the high density designation.

**Specific Plan (SP):** An overlay which requires any development proposed to be processed through the Specific Plan procedure as defined by State Law. The purpose of this overlay is to achieve integrated, coordinated planning for larger pieces of land which remain to be developed. This designation also affords the developer more latitude in preparing a planning concept in return for superior design and coordinated implementation. Uses complementary to the base designation may also be established so long as they constitute less than 20% of the Specific Plan area.

Each area designated for Specific Plan treatment should be the subject of a concept level Specific Plan adopted by resolution. Each ownership or project should then be the subject of a regulatory Specific Plan adopted by ordinance. This would constitute the zoning on the property. The two may be processed concurrently.

If a property owner who is part of a larger Specific Plan area wishes to proceed to develop before other property owners, a mechanism should be set up as permitted by Government Code to require the initial developer to fund the Concept Plan. He would then recover costs from subsequent owners as they process regulatory Specific Plans.

An alternative would be to establish joint property owner funding of the Concept Plan as a mutual effort administered by the City.

e. Objectives, Policies and Programs

Based on the land use conditions, issues, needs and opportunities outlined above, the following objectives are established as desired future conditions toward which the Plan is directed. Policies and programs are also identified to achieve land use objectives and maximize opportunities.

1. Objective: A balance of land uses is desirable where a variety of housing opportunities are available, job opportunities are commensurate with the resident labor force, and commercial and community services are sufficient to satisfy resident and tourist needs.

- 1.1 Policy: The City shall establish and maintain a balance of land uses throughout the community.

1.1.1 Program: Establish a development monitoring system to maintain current land use data and determine ongoing capability to fund public services and facilities.

1.1.2 Program: Establish a General Plan review process to ensure periodic review and update of Plan components.

2. Objective: To maintain efficiency in location and pattern of development within the City.

2.1 Policy: The City shall promote infill development where appropriate to maximize efficiency of support systems.

2.1.1 Program: Identify vacant or underutilized areas of the City where support systems are capable of serving intensification of development

2.1.2 Program: Utilize the "bonus density" overlay to encourage aggregation of small record lots.

2.2 Policy: The City shall improve efficiency of existing strip commercial areas and control further strip commercial development.

2.2.1 Program: Establish design standards for access control, curb cut location, and joint access points through Specific Plan requirements.

2.2.2 Program: Review special street sections for feasibility of creating "frontage" roads in identified access conflict areas.

2.2.3 Program: Through Capital Improvement Programs, the City will attempt to provide public improvements which will enhance traffic flow and access/convenience circulation to individual lots and businesses through small lot or block consolidations, including realignment/reconstruction of offsetting streets, street vacations, traffic control devices and roadway design features such as islands, curbs, traffic barriers implementing the circulation element of the plan.

3. Objective: To create community and neighborhood identity.

3.1 Policy: The City shall establish land use controls which are responsible to community needs and concerns.

3.1.1 Program: Update the zone code to provide all necessary land use control techniques.

3.1.2 Program: Establish and adopt Specific Plans for developing or guiding development of major land holdings.



3.1.3 Program: Develop specific performance standards for mixed use developments which contain residential uses.

3.2 Policy: The City should recognize existing community sectors or development areas as desirable components of community identity.

3.2.1 Program: Establish planning areas as building blocks of community planning efforts.

3.2.2 Program: Identify development control needs to support individual planning area character.

## 2. ~~HOUSING COMPONENT~~

### ~~Scope~~

The State of California mandates that all cities and counties include a Housing Element in their General Plan. The purpose of the housing element is to provide a method for municipalities to identify the housing needs of the community and to set forth plans and actions through which these needs will be met. The Government Code is quite explicit about the scope of housing elements. It requires "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

It further requires, in part, "An assessment of housing needs and an inventory of relevant resources and constraints, to include the following:

- (1) Analysis of population and employment trends, documentation of projections and a quantification of the locality's existing and projected housing needs of all income levels.
- (2) Analysis and documentation of household characteristics, including ability to pay, overcrowding, and housing stock condition.
- (3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment.
- (4) Analysis of potential and actual governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels.
- (5) Analysis of any special housing needs.
- (6) Analysis of opportunities for energy conservation with respect to residential development."

CITY OF CATHEDRAL CITY

GENERAL PLAN

HOUSING ELEMENT UPDATE

Adopted  
June 13, 1990  
Amended  
July 24, 1990

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THE CITY OF CATHEDRAL CITY  
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## INTRODUCTION

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### PURPOSE

Each city in the State of California must have an approved General Plan to guide its development activities. The plan must contain certain elements. The Housing Element became one of the required elements in 1969.

The Cathedral City Housing Element is intended to provide citizens and public officials with an understanding of the housing needs of the community and to set forth an integrated set of policies and programs aimed at the attainment of defined goals. To attain the State mandated goal of providing decent housing in a satisfying environment, the Housing Element also promotes closer coordination of housing policies and programs at local, State and Federal levels realizing that the attainment of housing goals depends upon the shared commitment of all levels of government.

### LEGAL REQUIREMENTS OF HOUSING ELEMENT

State law passed in 1980 (AB 2853 - Roos Bill) describes the requirements for Housing Elements, the need to include an assessment of regional housing needs, the role of the California Department of Housing and Community Development (HCD) in the review of elements, and procedures and timing for the adoption of the Housing Element.

According to that law, this Housing Element must contain three parts: (1) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs; (2) a statement of the community's goals, quantified objectives and policies relative to the maintenance, improvement and development of housing; and (3) a program which sets forth a five-year schedule of actions to implement the policies and achieve the goals and objectives of the Housing Element guided by State housing objectives:

1. Provision of decent housing for all persons regardless of age, race, sex, marital status, source of income or other arbitrary factors;
2. Provision of adequate housing by location, type, price and tenure; and
3. Development of a balanced residential environment including access to jobs, community facilities, services.

Chapter 1140, Statutes of 1989, amends housing element law (Section 65583) (c) to require the housing program of an element to include, by January 1, 1990, a description of the use of moneys in a redevelopment agency's Low and Moderate Income Housing Fund if the locality has established a redevelopment project area pursuant to the community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code).

#### RELATION TO OTHER ELEMENTS

The Housing Element is a basic policy document identifying present and future housing needs and establishing programs and implementation policies which ensure a good faith effort to meet such needs. Within the content of the General Plan, the Housing Element functions as an integral part of a comprehensive growth plan. For instance, projected housing need relates to residential land use acreages and policies which may be needed to accommodate the City's fair share of households within all income levels who might live in the City if market conditions made a variety of housing choices available.

The extent to which the Housing Element is effective depends therefore, upon the strength of the overall General Plan and to what degree that Plan is carefully followed. This Housing Element adds further strength to the General Plan without impairing such flexibility. It also brings the community into alignment with State and national efforts to provide a "decent home and suitable living environment for every American family," through this statement of local commitment.

The following mandated General Plan elements have been closely correlated with the Housing Element:

Land Use  
Circulation  
Conservation

Noise  
Open Space  
Safety

#### INFORMATION SOURCES

Since Cathedral City was not incorporated until after the 1980 U.S. Census, other information sources were relied upon whenever possible. Updated information related to actual housing units, housing ownership and rental costs, household income and other factors was used to determine the current housing conditions. The primary source of information for this housing element is the 1989 Coachella Valley Association of Governments (CVAG) Regional Housing Needs



Assessment. Additional sources include the State Department of Finance yearly estimates, the State Data Center statistical information and Cathedral City's Planning Department.

#### REVIEW OF STATE AND LOCAL HOUSING PLANS AND OBJECTIVES

California's Statewide Housing Plan, prepared in 1977, defines the five basic housing issues facing California:

1. Existing neighborhoods and housing should be conserved and improved.
2. The rising cost of new housing should be kept down.
3. Adequate housing for low and moderate income households should be found, and each jurisdiction should meet its appropriate share of regional housing demand.
4. Housing discrimination should be eliminated.
5. Housing information should be available for both developers and consumers.

The State Housing Plan recognizes several important guiding principles, among which is the belief that the private sector is, and should be, the major provider of housing. The government's role is to do what it can to make the private market responsive to the needs of all income, age, race and ethnic groups and to help private industry provide a wide variety of housing types, sizes and prices.

In 1980, Assembly Bill 2853 (Chaptered as Government Code Section 65580 et. seq.) was approved by the State Legislature. Its purpose was to amend and add to Title 7 of the Government Code. The new legislation requires counties and cities to prepare substantially more detailed housing elements.

The Cathedral City Housing Element has been prepared in compliance with these requirements to the extent that information was available. The Housing Element further supports the State objectives and attempts to address the basic housing issues within the Cathedral City community with the inclusion of the following goals:

1. To provide, to the extent possible, a decent house for every household within the community at a price/rent that is within affordability standards;

2. To assure equal housing choices and opportunities for all households within Cathedral City and to assure access to housing regardless of race, religion, ethnicity, sex, marital status or household composition;
3. To allow freedom of access and choices for housing consumers in each and every submarket of the City; and
4. To achieve the highest quality living standards throughout the City' housing inventory.

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## HOUSING NEEDS ASSESSMENT

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### POPULATION AND EMPLOYMENT CHARACTERISTICS

The City of Cathedral City has experienced a strong rate of population growth since 1970. After incorporation in 1981, the City has seen a much more rapid rate of growth. The average annual growth rate during this time is as follows:

Period	Average Annual Growth/Rate
1970-1980	4.24%
1980-1985	7.48%
1985-1989	15.71%

The population of the City is currently 29,052 (1989), up from 16,207 in 1985 and 11,096 in 1980.

Accounting for fluctuations in the economy, it seems reasonable to expect a continued average annual growth rate of 7% to 10% for the next five years. The rate of residential growth is expected to slow somewhat after 1995 as undeveloped land stocks are reduced.

### POPULATION AGE

At the time of the 1980 U.S. Census, the age profile of Cathedral City was somewhat older than the County as a whole (Table 3). Within Cathedral City, 19.7% of the population was under 18 years of age (29% for County), with 57.7% 18-64 years of age (57% for County) and 22.6% 65 years of age and older (15% for County).

Cathedral City's population is still older than the County as a whole. However, in 1988, the median age for Cathedral City was 38 (as compared to a median age of 43 in 1980), which suggests a change in the City's age profile (CACI, 1988).

As compared to the State, Riverside County has a higher percentage of children (29% compared to 27.5%) and higher percentage of retired persons (15% compared to 9.5%). Of the working population 25-65, the County has 46% as compared to 49% of the statewide distribution.

This data should be considered in planning the future levels of service for both community and regional transit systems.



The elderly, as well as those too young to drive, represent that portion of the population most likely to be dependent on public transportation. The identification of areas with high concentrations of these groups is very important in planning the location, frequency and type of transit service.

TABLE 1  
COMPARATIVE POPULATION TRENDS

Year	Cathedral City Population	Rate of Increase	Cathedral City as % of Coachella Valley	Cathedral City as % of Riverside County
1970	7,327	-	-	1.60%
1980	11,096	51.40%	8.31%	1.67%
1981	12,041	8.52%	8.77%	-
1982	12,255	1.78%	8.52%	-
1983	13,121	7.07%	8.67%	-
1984	15,056	14.75%	9.47%	-
1985	16,207	7.64%	9.91%	-
1986	19,198	18.45%	11.25%	2.29%
1987	23,546	22.65%	13.02%	2.66%
1988	26,758	13.64%	13.23%	2.83%
1989	29,052	8.57%	-	2.86%
January 1990 Estimate	32,412	8.89%	-	-

SOURCE: Coachella Valley Association of Governments, Regional Housing Needs Analysis, 1989; 1980 U.S. Census; California Department of Finance figures. Cathedral City Facilities Needs Analysis, 1989.

TABLE 2  
COMPARISON OF POPULATION PROJECTIONS

Year	SCAG Estimates	CVAG Estimates			*City Staff Projection
		Low	Medium	High	
1990	27,846	25,714	27,241	28,828	32,412
1995	28,898	27,264	33,581	43,102	45,460
2000	29,847	28,814	39,921	57,377	63,759
2005	30,671	30,364	46,261	71,651	89,426
2010	31,264	31,909	52,610	85,925	125,424

\* City projection based on 7% average growth.

SOURCE: Coachella Valley Association of Governments,  
Regional Housing Needs Analysis, 1989.  
Cathedral City Facilities Needs Analysis, 1989.

TABLE 3  
AGE DISTRIBUTION (1980 CENSUS)

Age	% of Cathedral City Population	% of Riverside County Population
0-17	19.7%	29%
18-64	57.7%	57%
65 +	22.6%	15%

#### ETHNIC CHARACTERISTICS

The 1980 U.S. Census Data reflects that Cathedral City is a predominantly Caucasian community (86.7% of persons). Native Americans comprise .6% of the population. Another 1.1% identify themselves as black, and 11.6% state "other." The largest minority group in Cathedral City is persons of Spanish origin. This group comprises approximately 18.8% of the population, 2,086 persons in 1980. Spanish origin is not reflected in the U.S. Census data for race; roughly one-

half of Spanish origin identify themselves as "white" while one-half identify themselves as "other race."

Racial and ethnic data for Cathedral City collected in the 1980 U.S. Census indicates the Caucasian population of the County as a whole is 64%, which is substantially lower than the California Caucasian population of 77.0%.

TABLE 4  
POPULATION BY RACE/ETHNIC

Age	% of Cathedral City Population	% of Riverside County Population
White	86.7%	64.1%
Black	1.1%	4.7%
Native American	.6%	1.2%
Other	11.6%	11.3%
Spanish Origin	(18.8%)*	18.7%

\* Approximately one-half of Spanish origin identify themselves as "white," one-half identify themselves as "other."

SOURCE: 1980 U.S. Census; Cathedral City General Plan, revised, May, 1988.

#### EMPLOYMENT CHARACTERISTICS

Cathedral City is primarily a retail and service community, serving the Coachella Valley. Table 5 shows the employment breakdown for the regional labor market area in 1980. The large number of service jobs are related to the high volume of tourism common to the region.

Employment is expected to grow in the area as the population increases and new industrial and commercial enterprises move into the County.

TABLE 5

## AREA EMPLOYMENT BY CATEGORY (1980)

Area consists of Cathedral City, Palm Springs, Desert Hot Springs, Palm Desert, Rancho Mirage and Indio. Area population: 108,078.

Category	Employed	% of Workforce
Agriculture, Forestry	2,478	5.1%
Construction	4,096	8.4%
Manufacturing	2,253	4.6%
Transportation, Communication, Utilities	2,661	5.5%
Finance, Insurance		
Real Estate	2,754	5.7%
Wholesale Trade	1,153	2.4%
Retail Trade	7,038	14.5%
Services	11,254	23.2%
Other	14,813	30.6%
TOTAL	48,500	100.0%

SOURCE: U.S. Census, 1980; Riverside County Department of Economic and Community Development

TABLE 6

## CLASS OF WORKERS 1980

Class	% of Workforce
Private Workers	70%
Government Workers	20%
Self-Employed	10%

SOURCE: 1980 U.S. Census



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## HOUSEHOLD CHARACTERISTICS AND SPECIAL NEEDS

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A household is any group of people living together in a residence, related or unrelated. A survey of household characteristics is useful to determine household trends and the amount of "special needs" households, all of which can impact planning needs.

### HOUSEHOLD SIZE AND NUMBERS

The City had 4,188 households in 1980 and an estimated 10,338 in 1989. Household formation and the relative need for additional housing units is projected to grow at a rate comparable to population increases. Between 1970 and 1989, the average household size for the City increased steadily as shown on Table 7 and is expected to continue upward. A need for larger household housing is seen as a result of this trend, and has been confirmed by the Cathedral City Housing/Relocation Specialist.

TABLE 7  
CATHEDRAL CITY HOUSEHOLDS

	1970	1980	1989
Population	7,327	11,096	29,052
Households	2,939	4,188	10,338
Persons/ Household	2.49	2.65	2.81

SOURCE: 1980 U.S. Census, California Department of Finance

### SPECIAL NEEDS

The population groups with special needs include handicapped persons, the elderly, large families, farm workers, female-headed households, the homeless, and minority households. The 1980 U.S. Census estimates for groups with special needs are summarized below.

#### Handicapped Persons

The number of handicapped persons in a City has important planning implications. A need for certain social services, specialized handicapped access facilities throughout the City, and housing with

handicapped access may result from a better understanding of the handicapped. Due to the lack of

reliable Census data, an accurate breakdown of Cathedral City's handicapped population is difficult. The 1989 CVAG Regional Housing Needs Analysis, using 1980 U.S. Census data, estimated 800 handicapped individuals for Cathedral City. The 1978 Special Census also provides a basis, estimating that 15.8% of all households within current City boundaries had at least one member who was handicapped.

According to the State Department of Rehabilitation, the largest proportion of handicapped persons in the County have a skeletal or muscular disability. It is clear that the handicapped have special housing needs such as ramps, wider doors, lower cabinets and grab bars for example, which limit their choices for housing. Income and discrimination constraints may additionally affect the handicapped person's ability to obtain adequate housing. Because of the City's large elderly population and the special needs of the disabled and elderly, Cathedral City has special programs to aid in home improvement and rehabilitation. These programs are available to both elderly and handicapped persons and explained in the following section. Cathedral City also concerns itself with the need for wheelchair access to buildings and walkways. The City adheres to State guidelines regarding handicap access, etc., and promotes the use of architectural design techniques which aid the disabled.

Another group that receives special housing services and support from non-profit organizations that have headquarters and operations in Cathedral City is persons suffering from AIDS and AIDS-related problems. These organizations receive financial support from the City and the community and provide services throughout the Coachella Valley area, including assistance with housing.

### Elderly

Of the City's 11,096 persons in 1980, 22.6% were 65 years of age or older. In 1989, the estimate is 19.6% (CVAG, Regional Housing Needs Analysis, 1989). The proportion of elderly seems to be lowering, but it is still above the County average of 15%. The high proportion of elderly residents is typical of the Coachella Valley, which has long been known as a retirement area.

Although moderate and upper-income elderly may sometimes occupy more space per person than their younger counterparts with families, low-income seniors may be better served by more affordable and smaller dwelling units. The City allows a reduction in area requirements for new apartment units which are restricted to seniors. Other than affordability, the issues which concern the elderly include programs designed to allow the elderly to stay in their homes as long as possible, and special housing design programs that provide the care and lifestyle desired and required by elderly citizens.

Descriptions of the available programs (all of which are available to handicapped individuals as well) are as follows (information provided by Cathedral City's Housing Rehabilitation Specialist):

- o The Senior Home Repair program provides up to \$250 per year, in repairs on each home, without charge. The program is available for all senior citizens and handicapped individuals (any age) earning up to 80% of the regional median income. In 1988, over 350 of these repairs were performed.
- o The Senior Home Improvement program provides grants of up to \$1,000 for improvements to senior and handicapped households earning up to 80% of median income. Two hundred and eleven grants were approved in 1988. Both of these programs pay for a variety of home repairs.
- o Also available to seniors and handicapped are free smoke alarms and fire inspections provided courtesy of the Fire Department.

The availability of housing for seniors is expected to improve with the construction of 314 apartments from January, 1990 to March, 1992. According to the developer, the apartments, planned at Gerald Ford and Plumley Roads, will be 27% two bedroom apartments (\$660/month) and 73% single bedroom (\$580/month), and will be targeted to the needs of seniors. (It is under negotiation that a percentage of these units will be rented at subsidized rates to lower-income households.) Casa Colina Palms and Mountain View Apartments are two larger projects that provide a total of 512 units targeted to the needs of the elderly and handicapped. Rents range from \$255 for a one bedroom, 625 square foot unit, to \$425 for larger, two bedroom units.



### Large Families

Approximately 9% of the City's total households are large families (five or more persons) according to 1980 U.S. Census data. These families have special needs in housing unit size, generally needing units comprised of three or more bedrooms.

The 1980 U.S. Census found that 3.7% of the total households at that time were overcrowded (more than one person per room, not including bathrooms). By applying the 1980 percentage to today's population, we can estimate that Cathedral City has approximately 930 large families, and that up to 380 of these families are in overcrowded situations. Since 1987, the City has seen a market trend toward larger, new single-family homes, probably spurred in part by increased year round residents, younger population and higher land costs. While this may help reduce overcrowding, it does not necessarily increase affordability to low-income families.

The City also has higher than standard minimum square footage requirements for new apartment units (925 square feet for a two bedroom unit), which may actually increase the incidence of overcrowding since more non-related persons may be motivated to share the expense of an apartment. Whether overcrowding is measured by the number of persons per room, or the number of square feet per person, large families with low or very low incomes are especially impacted by higher rental rates and over-crowded conditions. The City should consider the balance of living space versus affordability in its efforts to insure the availability of low-income affordability housing for both large families and senior citizens.

Based on review of the Housing Authority waiting lists and unit needs, the City Housing Relocation Specialist indicates that the needs of large households are generally being met in Cathedral City. Building permit applications further indicate that more four bedroom homes are being built. Instances of overcrowding are more a function of income level than of available space.

### Farm Workers

Although not known to be an agricultural city, as of the 1980 U.S. Census, approximately 5% of persons residing in the Cathedral City labor area were employed



in the categories of agriculture and forestry. Most of these were employed in landscape and golf course maintenance related jobs. In 1984, the City estimated that less than 1.3% of the City's population were farm workers. An analysis of the recent housing units completed leads to the conclusion that farm workers make up less than 1% of the City's population.

It is difficult to assess the actual number of farm workers and their housing conditions today for a variety of reasons. Fears of job loss and deportation, as well as cultural values of independence often result in a reluctance of Hispanic farm workers to apply for special housing services. The housing conditions of many farm workers may be impacted by the Immigration Reform and Control act of 1986 (IRCA). This act will probably have the long-term result of reducing the number of migrant workers, and thus reduce the need for temporary housing.

Unfortunately, farm worker households generally fall into low- and very low-income categories. As with all special needs, the City provides the opportunity for farm worker households to obtain rental subsidies, and also provides incentives for developers to maintain affordable units which are available to all segments of the community. One such incentive is the low interest rental property rehabilitation program. This program, available for multi-family rental properties where 66% or more of the tenants are below 80% median income, loans the landowner up to 60% of the work costs of rehabilitation.

#### Female-Headed Households

The number of households headed by women has implications in needs for child care, recreation programs and other social services. Approximately 41% of the female-headed households with children in Cathedral City were living below the poverty level in 1980. In absolute numbers, there were only 55 female-headed poverty households in 1980, but this represents a disproportionate percentage of households below the poverty level.

Within the Coachella Valley, there are four public housing sites with 104 total units are available to applicants with income levels below 50% of the median. One of these public housing sites is located within Cathedral City. The County of Riverside Housing Authority can provide public housing for female-headed,

poverty families, but there is a waiting list of at least four months.

### Homeless

The 1989 CVAG Regional Housing Needs Analysis details the homeless situation for the Coachella Valley. In general, Cathedral City has less of a problem than the Cities of Palm Springs, Indio and Coachella. The 1989 CVAG Regional Housing Needs Analysis estimates no more than 15 to 20 "street people" live within Cathedral City. These people are well known to police and social services agencies, and reject efforts to bring them into assistance programs. These are the men and women who push shopping carts around, carry bags with their belongings, and sleep under trees and other secluded places. They frequently collect cans and bottles to recycle, and often have SSI or VA income. They are occasionally brought in by the police, but mostly are self-sufficient. They are viewed largely as a fairly benign group by law enforcement.

A possible reason for the low rate of homelessness observed in Cathedral City is the existence of well developed extended family and acquaintance networks among minority groups. It appears that individuals and families that might otherwise be homeless are often taken in by family or friends and thus not forced to live on the streets where they would easily be identified as homeless. These persons are often hesitant to seek assistance due to their minority status or fear of authorities. Unfortunately, this unofficial support network often exacerbates the problem of overcrowding in low-income households.

Homeless families or persons who are willing to accept assistance when contacted by social workers or police are sheltered at the Nightengale Manor Regional Emergency Shelter, created by a partnership between Catholic Charities and Riverside County Housing Authority. Nightengale Manor provides emergency shelter for approximately 200 families each year. In 1988, only one family originating from Cathedral City was sheltered at the Manor, which has facilities located in the adjacent City of Palm Springs and in Indio. During the last 6 months of 1989, four Cathedral City families (comprised of 13 persons) were sheltered at Nightengale. In 1988, Catholic Charities received 684 requests for housing assistance of some type (27 of which were from Cathedral City). Of these 684 requests, 81 families were housed for up to 60 days



at Nightengale, 56 single males were referred to the Coachella Valley Rescue Mission and 24 persons were referred to Domestic Violence Shelters.

In addition to providing shelter, Catholic Charities tabulates a regional, monthly caseload of 500 families (four members in each family) through the Palm Springs facility, and 600 families (five members in each family) through the Indio facility. They provide a range of social services, from counseling to distribution of bus passes. These caseload figures are above and beyond those served at Nightengale Manor, and an undetermined portion of these families should be considered potentially homeless whose home has been preserved at least temporarily. Another indication of

potential homelessness (and other housing deficiencies) is the 3,500 Coachella Valley households who are on the waiting list for Section 8 assistance. Of these families, 225 are from Cathedral City with an additional 37 waiting for conventional public housing. The Housing Authority of Riverside County estimates that 95% of these households are living in substandard, overcrowded and/or unaffordable housing.

#### Minority Households

The number of minority households in Cathedral City has steadily increased as the City has grown. The 1980 U.S. Census showed those of Spanish origin as the largest minority in Cathedral City, comprising approximately 18.8% of the persons. Native Americans made up .6% of the population, and 1.1% identified themselves as black. Allowing for a higher proportion of young families and larger households, we might expect that + 15% of the total households have a minority component. In general, minority households have a disproportionate ratio of renter to owner occupied housing units. Also, minorities are apt to face income constraints which limit their choice in housing. Older housing, lower price range new units and mobile homes provide a number of these families with the opportunity to become homeowners. Unfortunately though, until 1990 U.S. Census data is available, more detailed information concerning minority population and housing will be difficult to obtain. Low-income housing subsidies and rehabilitation programs which service Cathedral City residents are all available to minorities who need assistance.

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## HOUSING STOCK CHARACTERISTICS

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A primary task of the Housing Element involves evaluating the present housing supply in terms of its ability to meet the needs of the community. The housing supply must be assessed by type and tenure of units, housing stock conditions, vacancy rates and overcrowding.

### AGE OF HOUSING

The age of housing in the City is an important characteristic of supply because it indicates the relative condition of housing. Many Federal and State programs use age of housing to determine housing needs and the availability of funds for housing and/or community development. For those purposes, the most significant measure of the age of housing is the number of units built before 1960. One thousand, seven hundred and seven units of the housing stock were built prior to 1960. About 13% of the current housing stock is 30 years old or older (see Table 8). Within this age range the need for maintenance and/or significant rehabilitation improvements is greatly increased due to normal deterioration. Normally the design life for major components of an average quality housing structure range from 20 to 30 years for such items as roofing, plumbing, landscaping, paving and electrical. The replacement or major refurbishment of such components within the above time-frame normally should be undertaken in order to maintain a decent and safe place to live. In contrast, housing units less than 20 years of age are not as likely to require major rehabilitation improvements. Within Cathedral City in 1989, over 9,000 units, or 71% of the existing housing stock, is less than 20 years old.

TABLE 8

### AGE OF HOUSING STRUCTURES

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Year	Approximate Number Built
Prior to 1950	547
1950-1959	1,160
1960-1969	2,450
1970-1979	2,000
1980-1988	7,500 +

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SOURCE: 1980 U.S. Census; Cathedral City Annual Report, 1988.



## HOUSING TYPE AND TENURE

The housing stock in Cathedral City is comprised mainly of single-family detached units. In 1980 a total of 3,584 units existed with single-family structures totaling over 58% of the City inventory. By 1989, the overall housing stock had increased by 110% of 6,741 units for a total of 12,894 dwelling units. In 1989, single-family dwellings still made up 58% of the total housing stock (see Table 9). The trend over the decade of the 80s was toward a rapid increase in all types of developments. However, multiple-family development grew faster than all other forms of development, growing from 833 units in 1980 (13.5% of the total) to 2,725 units (21.1%) in 1989. Mobile homes make up 20.8% of the total dwelling units.

TABLE 9  
NUMBER OF HOUSING UNITS

Year	Total	Single Family	Multi-Family	Mobile Home
1980	6,153	3,584	833	1,736
1981	6,959	4,053	943	1,963
1982	6,969	4,055	951	1,963
1983	7,246	4,110	953	2,183
1984	7,883	4,334	1,375	2,174
1985	8,399	4,718	1,529	2,152
1986	9,642	5,671	1,716	2,255
1987	11,425	6,630	2,368	2,427
1988	11,954	6,883	2,618	2,453
1989	12,894	7,481	2,725	2,688

SOURCE: Department of Finance yearly estimates.

The State Census Data Center estimates that in 1989 there were 12,894 dwelling units in the City, comprising 2.93% of the County total. The dwelling unit count of the City represents an increase of 110% over the 1980 figure of 6,153 (see Table 9). A variety of housing types can be found in Cathedral City as shown in Table 10. Another characteristic of the City's housing stock is the mix and distribution of owner and renter occupied units.

TABLE 10

## HOUSING TYPE AND OCCUPANCY

Type	Number	Percent
Single-Family		
Detached	5,623	43.6%
Attached (includes condos)	1,858	14.4%
Multi-Family		
2-4	1,625	12.6%
5 +	1,100	8.5%
Mobile Homes	2,688	20.9%
TOTAL	12,894	100.0%

SOURCE: 1989 Department of Finance yearly estimates.

According to the 1989 CVAG Regional Housing Needs Assessment, owner occupied units are now 71% of the occupied units (up from 67% in 1980). Of all units, 43.6% are single-family detached homes. The number of seasonal, second homes that are considered vacant year round has dropped from 32% to just over 15% of the total units (Table 11).

TABLE 11

## HOUSING BY TENURE

Housing Units	Percent of Housing Stock	
	1980	1989
Vacant Year Round	32%	15%
Occupied	68%	85%
Owner Occupied	67%	71%
Renter Occupied	33%	29%
Condominiums	22%	-

SOURCE: 1983 Cathedral City General Plan (as later amended).

## SUBSTANDARD UNITS

Cathedral City now has 12,894 dwelling units, whereas in 1970, there were only 3,744 units. Thus, at least 71% of the existing housing supply is less than 20 years old. The 13.3% of the housing stock that is 30 years old or older is responsible for almost all of the substandard housing problems investigated by City officials.

A high concentration of substandard units is located near Highway 111 at the northern (lower) part of the Cove Area. Much of this area is zoned for commercial use, leading to speculation, absentee landlords and deferred maintenance. It is expected that redevelopment of this area would lead to the replacement of many substandard units with newer low-income housing. The City Redevelopment Agency has begun discussions with the Housing Authority of Riverside County with the goal of developing a joint-venture that would produce 500 low and moderate-income affordable units, largely in this area and near Ramon Road. Re-zoning of some commercial areas (10 to 15 acres) into High Density Residential may be necessary to complete the project.

The County estimated that 11.5% of all housing units in the unincorporated County were unsound, which translated to an estimated 695 unsound units within the Cathedral City city limits in 1983. In 1988 it was estimated that 345 (or 3%) of the City's housing units might be below standard. This reduction in absolute numbers and percentage is due to the City's active program of encouragement and assistance of housing maintenance and improvement and the high percentage of newer units. The eventual elimination of substandard units seems to now be within the range of possibility.

Another indication of improved maintenance is that no demolitions of existing units were recorded from 1984 through 1987, and only one in 1988.

## VACANCY RATES

The vacancy rate within a given housing market is a valuable indicator of the availability of housing. An ideal situation exists when there are enough vacant units to allow adequate selection opportunities for households seeking new shelter. The vacant units should also be evenly distributed across various housing types, sizes, price ranges and locations within the City. According to State standards, a vacancy rate of over 5% indicates that adequate selection opportunities are available.



Vacancy rates are adjusted for those housing units held off the market due to use as short-term vacation rentals or as second homes. According to available data from the DOF and other sources, vacancy rates in Cathedral City have varied little from 7.58% in 1983, to 7.3% in 1988. Were the seasonal homes not factored out, then the vacancy rate would be significantly higher, approaching 20%. The 1988 Southern California Association of Governments (SCAG) Regional Housing Needs Assessment calculates the current vacancy need at zero, and the additional vacancy need by 1994 as 172 units.

#### OVERCROWDING

In many cities, overcrowding has occurred in an effort by low-income residents to reduce housing costs. This has resulted in impact to city services and the general quality of life. According to State guidelines, overcrowding is defined as a household which has more than 1.01 persons per room. Using this index and 1980 U.S. Census figures, approximately 3.7% of the housing units in Cathedral City are overcrowded.

Table 7 demonstrates the increase in the ratio of persons per household between 1970 and 1989. Building permits since incorporation in 1981 also demonstrate an increase in the size and average number of rooms of new housing units. A survey of new developments recently approved by the City shows that three and four bedroom homes will be more common in the future. Several residences with five or more bedrooms have recently been approved. Still, overcrowding is primarily a function of low-income and housing affordability.

#### HOUSING AFFORDABILITY

Housing affordability indicates the required outlay of income for housing relative to household or family income. The required cost for owning or renting a dwelling is determined by the availability, selection and price of housing in the market place. The relationship between cost and income provides a benchmark for determining future housing needs.

The distribution of very low- to upper-income households is determined based upon the median-income level of the region or county. The household income classification displayed in Table 12 is used to determine income distribution within Cathedral City and the County.



TABLE 12

## CATHEDRAL CITY INCOME LEVEL CLASSIFICATIONS

Income Level	Income as % of Regional Medium	1982	1988
Very Low	Less than 50%	\$ 0 - \$ 8,995	\$ 0 - \$13,096
Low	Between 51% & 80%	\$ 8,995 - \$14,393	\$13,096 - \$20,954
Moderate	Between 81% & 120%	\$14,393 - \$21,589	\$20,954 - \$31,430
Upper	Over 120%	\$21,589 -	\$31,430 -

SOURCE: (1) Urban Decision Systems, Inc. (Cathedral City General Plan, revised May, 1988).

(2) CACI, 1988.

Table 13 provides a comparison of income distribution during 1982 and 1988. The income trend between 1982 and 1988 indicates an increase in the proportion of moderate-income, low- and very low-income households, with the share of upper level households marginally decreasing since 1982. In Cathedral City the 1978 median household income was \$9,782 or approximately 88% of the County median income level of \$11,077. The median income for Cathedral City in 1988 was estimated at \$26,192, or 81% of the Riverside County median of \$32,200 (based on Federal Housing and Urban Development figures).

TABLE 13

INDIVIDUAL/HOUSEHOLD INCOME  
CATHEDRAL CITY

	1982	1988
Median Income	\$17,991	\$26,192
Average Income	\$22,605	\$31,158
Total Households	4,809	9,457
Very Low Income Households	1,170	2,375
Low Income Households	579	1,477
Moderate Income Households	696	1,656
Upper Income Households	2,364	3,949

SOURCE: Urban Decision Systems Inc.; CACI, 1988; Community Systems Associates, Inc.; Department of Finance.

The cost of housing in Cathedral City appears to be equivalent to that of Riverside County as a whole. During 1980, the median home value in Cathedral City was \$74,170 versus \$73,582 for the overall region.

The median contract rent in Cathedral City was \$270 for both Cathedral City and the County overall. According to the CVAG Regional Housing Needs Assessment, the median home value in Cathedral City was \$149,000 in 1988 (versus \$156,000 for the region). Area rental costs are shown in Table 14.

TABLE 14

AREA RENTAL COSTS

Size	Rent Range	Average	Utilities	Total
Studio	\$350 - 550	\$375	\$ 35	\$405
1-BR	\$400 - 800	\$450	\$ 50	\$500
2-BR	\$425 - 1,400	\$525	\$ 65	\$590
3-BR	\$475 - 1,500	\$625	\$ 90	\$615
4-BR +	\$700 - 2,000	\$800	\$110	\$910

SOURCE: Coachella Valley Association of Governments, Regional Housing Needs Analysis, 1989.

Based on the 1988 SCAG data for housing expenditures, approximately 1,749 or 40.6% of low-income residents are overpaying (paying more than 30% of household income) for their housing, particularly low-income renters. (See Table 15.)

TABLE 15

LOWER INCOME HOUSEHOLDS PAYING  
GREATER THAN 30% OF INCOME FOR SHELTER  
(OVERPAYMENT)

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1988 Households	9,457
Low-Income Households	4,303
Low-Income Households Overpaying	
Very Low	889
Low	861
Total	1,750
Low-Income Household Overpayment by Tenure and Income	
Total Owner	500
Very Low Owner	187
Low Owner	313
Total Renter	1,250
Very Low Renter	703
Low Renter	547

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SOURCE: Coachella Valley Association of Governments,  
Regional Housing Needs Analysis, 1989.

Cathedral City utilizes State and Federal government resources to increase lower-income housing opportunities. The City, through its policies, recognizes the need to provide an equal balance of all housing types and quality. Historically, numerous lower-income housing opportunities have existed in Cathedral City. The City also is committed to preserving the existing supply of such housing units. Examples of this are the rehabilitation programs already described and the low interest loan home improvement program. This program offers 15 year, 5% loans for up to \$15,000 to fix a variety of problems. Only low-income earners qualify and the interest rate can be as low as 0% if more than 50% of the household income is spent on housing. A rent control ordinance for mobile homes (which comprise nearly 21% of the housing stock) is in effect, although the courts have ruled that it cannot be applied to mobile home parks on Indian lands (about 25% of the City's 2,688 mobile homes).



## REGIONAL HOUSING NEED ALLOCATION

Under State law each incorporated city is required to analyze existing and projected housing needs and develop an implementation program contribution to the attainment of the State housing goals. In addition, the projected housing need must include a locality's share of regional housing needs. In 1980, AB 2853 was passed requiring all councils of governments to develop regional allocations of housing needs for all income levels. This includes a determination of current and projected housing needs for the entire County as well as allocated totals of the City and County level. The regional housing determination must be made by the appropriate council of government but may be revised by the local government if the revision can be supported by available data and accepted planning methodologies.

The 1989 CVAG Regional Housing Needs Analysis and the 1988 SCAG Regional Housing Needs Assessment for Southern California both determined existing and projected housing needs for Cathedral City as a share of the regional housing need. The CVAG projected needs are shown in Table 16. According to CVAG, a total of 6,066 additional housing units should be provided by 1995 to meet current and projected need. The total need equates to an average of 1,011 housing units annually for the six years from 1989 to 1995 in order to provide enough housing for future households at all income levels. Within this total need is included the need for 426 low-income units per year.

TABLE 16

### CVAG BASIC CONSTRUCTION NEEDS 1988 - 2010

#### CATHEDRAL CITY

By Year	Additional Lower Income Housing Needed	Total Additional Housing Needed
1990	324	768
1995	2,560	6,066
2000	4,796	11,364
2005	7,031	16,662
2010	9,267	21,960

SOURCE: Coachella Valley Association of Governments,  
Regional Housing Needs Analysis, 1989, Table 35.



The SCAG Regional Housing Needs Assessment (Table 17) estimates a total need of 5,431 units for the five years from July, 1989 to July, 1994, or an average total need of 1086 units per year of which 458 per year should be low-income.

TABLE 17

SCAG FUTURE HOUSING NEEDS BY INCOME CATEGORY  
(Target Date: July, 1994)

CATHEDRAL CITY

Very Low-Income	1,010	18.6%
Low-Income	1,281	23.6%
Moderate-Income	949	17.5%
High-Income	2,191	40.3%
Total	5,431	100 %

SOURCE: Southern California Association of Governments,  
Regional Housing Needs Assessment, 1988.

Both the State Housing Plan and CVAG recognize that there exist inherent economic, housing, physical, financing and program limitations which can prevent local municipalities from satisfying their entire housing needs. It is also recognized that governments should not be solely responsible for providing housing opportunities at all income levels by taking on costly programs for which funding is not available. Considering the accelerated rate of housing production which has occurred in Cathedral City in recent years, the number of housing units needed by 1995 is not beyond the realm of possibility.

In 1986, the DOF reported a total housing unit count of 9,642; the revised count in 1989 was 12,894, representing an increase of 1,084 units per year and an average annual increase of 10.33%. This matches almost precisely with the City's "Fair Share" of Regional Housing Needs established by SCAG. Thus, the City will use as its target objective the SCAG Regional Housing Needs Assessment which calls for 1086 units per year over the five years from July, 1989 to July, 1994.

The SCAG Regional Housing Needs Assessment incorporates information and goals of the inter-related Regional Mobility Plan, Air Quality Management Plan and the Regional Growth Management Plan. Thus, such regional goals are taken into consideration in this Housing Element and the City's General Plan.

Because of closer proximity, differing land values, development patterns and the increasing concentration of some Coachella Valley jurisdictions on tourism development with its attendant high ratio of low-wage service jobs, regional imbalances have developed in various areas of the Coachella Valley. As of October, 1989, the CVAG Housing Committee is studying the possibilities for a regional approach to affordable housing, with the goal of developing sources of funds for regional projects. A number of funding possibilities are being studied, including development fees on large commercial projects that have a high ratio of low-wage jobs (i.e., hospitality, retail, health services, etc.) or various HUD and other housing agency loan programs. The unique regional feature of this approach is that the funds received would not have to be spent within the legislative jurisdiction in which they are generated. Should such a plan be approved and adopted by the Cities, it could have a positive effect on the availability of affordable housing within Cathedral City.

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## HOUSING CONSTRAINTS

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The supply of affordable housing for all income levels can be affected by a variety of housing constraint factors. Such factors can be generally classified as governmental and non-governmental constraints. In short, such constraints have an affect on the ultimate cost of housing which must be paid by the renter or owner. Many of these constraints cannot be overcome by local government, particularly those related to the condition of the national economy, but others can be addressed.

### GOVERNMENTAL CONSTRAINTS

A variety of local, State, and Federal governmental constraints affect the cost and affordability of housing. Constraints created by land use regulations, building requirements, required processing periods and costs, and low-income housing barriers will be discussed.

#### Land Use Controls

The General Plan establishes a policy framework for all development within the City. The Land Use Element of the General Plan designates areas for land use and probable densities at which residential development should be permitted to occur. Therefore, the potential for additional housing is set by the ultimate land use densities and areas designated on the map. Presently, the plan provides for residential densities as follows:

<u>Residential Land Use Category</u>	<u>Allowable (DU/Acre)</u>
Estate Residential	0 - 2.0
Low Density	2.0 - 4.5
Resort Residential	3.0 - 6.5
Medium Density	4.5 - 10.0
High Density	10.0 - 20.0
High-High Density	10.0 - 25.0

In Cathedral City, land use regulations do not constrain the construction of new housing. Land zoned for various housing densities is available. The figures from the General Plan show that approximately 60% of the City's land is designated for residential use, with the majority targeted for lower density development. These densities control the amount of development on a given site and may increase the cost



of development per housing unit. To encourage development of housing for special needs groups (elderly, handicapped, low-income, etc.) the City has granted additional density bonuses to projects which meet those needs.

As shown in Table 18, there is a considerable amount of residential housing potential under current zoning. Nearly 3,900 acres of all designated residential property was vacant as of 1988. The existing residential land use designations account for 82% of the entire vacant land area within Cathedral City. Table 19 represents the City's projected buildout of vacant properties from 1990 through 2010.

TABLE 18  
RESIDENTIAL BUILDOUT CAPACITY (1988)

# of Acres Zoned by Density		High	Total	Potential Additional Units
Low	Med.			
3,685	4,380	47	8,112	41,320

SOURCE: Coachella Valley Association of Governments, Regional Housing Needs Analysis, 1989.

TABLE 19  
PROJECTED BUILDOUT OF VACANT PROPERTIES  
CATHEDRAL CITY

Year	Acreage	# Units	Population
1990 - 1995	2,720	6,090	18,270
1995 - 2000	1,265	8,500	25,500
2000 - 2010	-	3,920	11,760
TOTAL	3,985	18,510	55,530

SOURCE: Cathedral City Planning Department.

Based on these acreage figures, Table 20 projects the population and dwelling unit holding capacity, determined by the current land use densities. The

available land plus the maximum allowable densities would produce the populations and available dwelling units as indicated, dependent upon which growth rate is utilized. This provides an understanding of the maximum dwelling unit potential for the future of the City. Tables 21 and 22 break down projected buildout/population capacity according to areas within the City limits and sphere of influence. Because growth is constrained on three sides, Cathedral City has been the only one of the Highway 111 cove communities to annex land north of Interstate 10. This annexation and the General Plan considerations will provide for planned growth into the next century.

Other vacant lands available to meet housing needs are infill parcels of varying sizes which could tie into the existing infrastructure systems. At this point, the City has more than enough land to respond to its housing need. Table 23 illustrates the general location of the 4,830 vacant residential parcels in various neighborhoods of the City. As of May 1990, the City's Geobase Data Program calculated that 3,940 residential parcels (averaging 12,000 square feet for a total of 1,085 net acres) were subdivided and vacant for housing construction, plus an additional 313 acres of unsubdivided residential land north of Interstate Highway 10. A total of 300 acres of subdivided vacant land has zoning that would permit up to 15 units per acre (or more if density bonuses apply). Over 13 acres is zoned for densities to 20 units per acre.

The Zoning Code strictly defines General Plan policies into standards and requirements. Within the various residential zones that exist, a number of land use, density, parking, setback, lot coverage and related development standards are set. Such standards are required of all development.

Within the General Plan, parameter density bonuses are available that can work to keep housing affordable. Over the last four years, seven housing developments have been approved that provided density bonuses to provide more efficient site utilization and lower costs to the housing consumer. These projects (89-37, 88-28, 87-26, 87-23, 87-22, 87-21, 10-018) provided density transfers from land set aside by the developer for public use, density incentives for mixed use projects and density bonuses for lot consolidation.

Table 20  
General Plan Land Use Designations

Land Use (Max Allowed Density)	Acres	Maximum Units	Pop. per D.U.	Maximum Population
Estate Residential (2 du/acre)	730	1,460	2.5	3,650
Low Density Res. (4.5 du/acre) 29,125	2,589	11,650	2.5	29,125
Resort Residential (6.5 du/acre)	1,664	10,816	1.0* *(3.0)	10,816 (32,448)
Medium Res. (10 du/acre)	2,271	22,710	1.75	9,742
Medium High (15 du/acre)	95	1,425	1.55	2,209
High Density (20 du/acre)	35	700	1.3	910
High/High Res. (25 du/acre)	12	300	1.3	390
Other	6,172	431	2.5	2,155
TOTAL	13,568	49,492		58,997 (80,629)

\*Year-round population assumes minimum occupancy of dwelling units at an average one person/du and a peak tourist season occupancy (shown in parentheses) at an average of three persons/du.

Source: Cathedral City Geobase Data Systems, 5/11/90



Table 21  
Current Residential Zoning of Vacant and Buildable Parcels

Zone Classification	Number of Parcels	% of Parcels	Allowed Density	*Total Acreage if known
OS-R	20	.05%	2	
R1 and R1-Sp.	2,971	75%	4.5	
R2 and R2B	921	23%	10	
R3 and R3B	4	.05%	20	13.17 acres
RM and RM-S	6	.05%	15	300.46 acres
RR and RR-s	18	.05%	6.5	
RH	0	0%	25	

Source: Cathedral City Geobase Data System, 5/11/1990

\*Note: The Geobase System relies on data input supplied under contract with Riverside County. Prior to 1989, the size of parcels was not included. The Planning Department estimates that the average parcel size is 12,000 square feet. The limited number of R3 and RM parcels allowed for these to be individually researched as to exact size.

TABLE 22  
GENERAL PLAN OF LAND USE DESIGNATIONS  
SPHERE OF INFLUENCE

Land Use	Acres	Minimum Number of Units	Median Number of Units	Maximum Number of Units	Pop. per DU	Population Range		
						Minimum	Median	Maximum
Estate Residential (0-2 du/ac)	730	0	730	1,460	2.5	0	1,825	3,650
Low Density Residential (2-4.5 du/ac)	698	1,396	2,269	3,141	2.5	3,490	5,673	7,853
Medium Density Residential (4.5-10 du/ac)	308	1,386	2,233	3,080	1.75	2,426	3,908	5,390
Other	2,424	160	160	160	2.5	400	400	400
TOTAL	4,160	2,942	5,392	7,841		6,316	11,806	17,293

SOURCE: Cathedral City General Plan, Land Use Elements, Revised, May 1988 (corrected)

**TABLE 23**  
**INFILL PARCELS**  
**RESIDENTIAL LAND USE AVAILABILITY**

Community Sector	SFU	Multi-Plex	Condo/Apt.	MH	VAC	Total Parcels	% Built
Vista	672	3	2	0	510	1,198	57%
Panorama/ Section 9	994	37	5	0	1,400	2,490	44%
Panorama/ Section 16	816	30	254	0	1,246	2,444	49%
Panorama/ Section 21	384	523	212	0	743	2,092	64%
Panorama/Rich Sands Estates	235	1	0	0	302	560	46%
Date Palm/ Section 27	408	29	16	495	54	629	91%
Dream Homes	481	0	110	0	139	770	82%
Cathedral Canyon Cove & Letter Sts.	1,214	65	49	313	146	2,185	94%
Total Community Sectors	5,204	688	648	808	4,540	12,360	64%
All Other	242	2	1,610	1,735	290	4,605	6%
All Residential Area	5,446	690	2,258	2,543	4,830	16,965	72%



TABLE 24  
CURRENT MULTI-TENANT HOUSING

Community Sector	Duplex Units	Triplex Units	4-Plex Units	Apt/Units	Total
Vista	0	9	0	10	19
Panorama/Section 9	52	21	16	30	119
Panorama/Section 16	60	0	0	250	310
Panorama/Section 21	870	162	136	200	1,368
Panorama/Rich Sands Estates	2	0	9	0	11
Date Palm/Section 27	18	24	48	225	315
Dream Homes	0	0	0	0	0
Cathedral Canyon Cove & Letter Streets	98	45	44	450	637
Other	0	6	0	15	21
Total Community Sector	1,100	267	253	1,180	2,800

## Building Code Requirements

The City adopted and enforces the Uniform Building Code which ensures that all housing units are built to specified standards. The Code was substantially determined by the International Conference of Building Officials (ICBO) and the State of California. The City cannot set standards that are less demanding than the Code. Thus, the City does not plan to reduce the cost of housing through the revision of the Building Code.

Since incorporation, Cathedral City has succeeded in raising the overall construction standards within the City without undue negative impact on housing availability or affordability. Only two building requirements exceed ICBO standards. These concern the use of tile roofs and block walls for single family dwellings. In both cases, the additional requirements are necessitated by the high winds and blowing sand conditions encountered in the desert area, and will increase the usable life span of new housing and reduce repair and maintenance costs.

The rapid rate of new construction has in some areas exceeded the capacity of the infrastructure and utilities to adequately serve and protect additional residents and structures. In such cases, the City may be inclined to pass temporary ordinances that place additional requirements on construction until infrastructure can catch up with development.

The building permit and approval process is not complex in Cathedral City. The time span from application to approval averages 30 to 90 days depending on whether or not special approvals are necessary. An expedient, efficient approval process contributes to the reduction of housing costs.

As discussed previously under the elderly and large family special needs groups, the minimum square footage requirements for apartments add to the cost of new housing units. The City has adopted reduced square footage requirements for units that would be reserved for low and very low income seniors and may want to do so for low income families as well.

The City has further adopted a Senior Housing Ordinance to provide housing for senior citizens. The ordinance allows for modification of certain building and parking requirements for projects which provide housing for lower-income seniors. Senior housing units are also allowed to be attached to single family dwellings under

specific development standards, based on California State law.

Other regulations which may affect the costs of development include open space and parking requirements. The Planned Unit Development (PUD) requires that 20% of the total lot area be devoted to open space. Covered parking requirements have been developed in consideration of the extreme summer conditions in the lower desert. The City, however, provides incentives for the construction of affordable units by allowing spaces in lieu of garages in the multi-family PUD. Density bonuses may also be given to a developer who provides a percentage of lower income housing within a given project. This density bonus option is expected to be used increasingly for very low and low-income housing, instead of moderate income housing, as Federal, State and Local resources are stretched to assist the most needy segments of the housing market. Incorporation of lower income housing within a project helps prevent it from becoming the predominant type of housing in a particular neighborhood and thus changing the character of the sector of the City. Table 24 demonstrates the number and type of multi-tenant units within each community sector (as defined in the General Plan Land Use Component) and the extent to which the City has succeeded in encouraging the construction of multi-family units, without compromising the residential character of existing neighborhoods.

### Fees

Since the passage of Proposition 13 in 1978 and the reduction in tax revenues that followed, California cities/counties have had to find new ways to generate revenues to offset the costs of servicing and regulating development. Subsequently, jurisdictions turned to increasing existing fees and/or establishing new fees. Unfortunately, such actions have had the effect of increasing the cost of housing. Concern over the impact of these fees on housing costs has led to a proposal for a State commission to review them.

The 1989 CVAG Regional Housing Needs analysis looked at the development fees collected by each jurisdiction in the Coachella Valley and found Cathedral City to have the lowest fees of any incorporated city in the area. Approximately 72% of Cathedral City's fee collection per residential unit is for other agencies (see Table 25). Cathedral City has established its building permit fees at an appropriate level to cover the actual cost of servicing and regulating a particular type of



development. Residential development fees are set at below actual costs. Therefore, the City cannot feasibly reduce cost or stimulate productivity by reducing fees.

As mentioned in the previous subsection, the rapid rate of new construction (both infill and in newly developed areas) has, at times, temporarily exceeded the capacity of utilities and infrastructure. Also, some previously subdivided or developed sectors of the City need to upgrade existing, inadequate infrastructure. Assessment districts are a common way of providing needed infrastructure improvements. In as much as these assessments add to the cost of home ownership, they increase the cost of housing in a way similar to development fees. To mitigate this cost increase to low- and moderate-income households, the City has established the Assessment District Fee Assistance Program in cooperation with the City Redevelopment Agency. On a graduated scale, the program pays for up to 100% (or an \$850 maximum) of the assessment fees for qualified very low-, low- and moderate income households.

In 1989, the City joined seven neighboring Cities and the County of Riverside in assessing a Transportation Uniform Mitigation Fee (TUMF) on new development based on trips generated. This fee will be used in combination with funds generated from a one-half percent sales tax previously approved by voters to pay for regionally beneficial improvements to roads and highways. Although this fee raises the overall cost of housing, it has a positive effect on housing availability by reducing travel time and costs. Since the fee is waived for low- and moderate-income housing units, it has an overall positive effect on affordable housing. (See Table 26.)

#### Article XXXIV

Article XXXIV of the California Constitution requires low rent housing developments to receive voter approval when they are developed, constructed or acquired in any manner by a State agency. The area residents considered and passed an Article XXXIV referendum in 1981 (prior to incorporation), to construct low-rent housing. Plans for a development loan application to HUD are being processed at this time.

The exact status of Article XXXIV requirements are currently under discussion in the courts (Davis v. Berkeley) and in the California legislature as to

whether such a pre-approval referendum is valid without a specific development proposal and location. Article XXXIV requirements can be avoided if the project is not on publicly owned land, if it is a mixed project with less than 50% low rent housing, or if the project is owned by a private, non-profit organization.

TABLE 25  
DEVELOPMENT FEES (1989/90)

	SINGLE FAMILY DWELLINGS		Multi-Family Units*
	1,500 Sq. Ft.	2,500 Sq. Ft.	
Estimated Const. Valuation	81,000	130,000	45,000/unit
Fees:			
Plan Check	357.25	481.75	105.27/unit
Plumb/Mech/Elect.	782.00	1,103.00	240.50/unit
Police/Fire/ Signal Fund	285.00	435.00	135.00/unit
Fire Flow**	800.00	800.00	+
Street Imp.** Bond Avg.	2,400.00	2,400.00	++
Subtotal (City Permit Fees)	4,624.25	5,219.75	480.77/unit
Non-City Fees:			
SMIP	5.67	9.10	3.15/unit
Lizard Habitat	110.00	110.00	49.68/unit
TUMF	838.30	838.30	547.80/unit
Water/Sewer*** Hookup	2,450.00	2,450.00	3,275.00/unit
Edison Elect.*** Hookup	51.20	51.20	51.20/unit
School***	2,340.00	2,340.00	1,404.00/unit
Subtotal	5,795.17	5,799.10	5,330.83/unit
TOTAL	10,419.42	11,018.85	5,811.60/unit

- \* Based on a project with twenty, 900 sq. ft. Units.
- \*\* Potential fees based on availability of fire hydrant and existing curb and gutter improvements.
- \*\*\* Fees not collected by Cathedral City.
- + No fee; however, development could require sprinklers or fire protection improvements.
- ++ No fee; however, project would require improvement by developer of all street frontages to City standards.

SOURCE: Cathedral City Planning and Building Department.



TABLE 26

## TRANSPORTATION UNIFORM MITIGATION FEE

Type of Unit	Trips Generated	Fee
Single Family Dwelling Unit	10.0 trips	\$830.00
Low Rise Apartment	6.6 trips	547.80
High Rise Apartment	4.0 trips	332.00
Condominium	5.2 trips	431.60
Mobile Home	4.8 trips	398.40
Retirement Unit	3.3 trips	273.90
Planned Unit Development	7.8 trips	647.40

\* The fee is waived for low and moderate-income housing units.

SOURCE: Coachella Valley Association of Governments.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints to affordable housing in Cathedral City include land costs, construction costs and financing costs. The City has relatively little control over these factors. In effect, the influence on localized housing prices and affordability is dependent upon regional market constraints and opportunities.

Land Costs

The cost of land has become a significant component of overall housing costs. The accelerated rise in land costs in the Southern California markets is an important reason development has begun to accelerate in the Coachella Valley. Relatively inexpensive land costs made housing more affordable. However, as the demand for housing increases, so does the cost of land.

Within the Coachella Valley, the actual cost of residential land varies depending on lot size, location, statutes of development and cost of needed improvements. Buildable lots in previously subdivided areas of Cathedral City (such as the Vista or Panorama Sectors where + 50% of the lots are unbuilt) now sell

for \$30,000 to \$40,000 (up from \$8,000 to \$10,000 in 1984). This 300% to 400% increase in land prices has led builders to concentrate on larger (and thus more expensive) homes.

The cost of residential land currently makes up 25% or more of the cost of a typical 1,700 square foot single-family dwelling. Considerable amounts of vacant land are available, which would normally help to keep the cost of raw land for new development from escalating. However, much of this acreage is north of I-10 where topography and lack of infrastructure currently inhibit development. Utility services to some of these undeveloped areas will need to be provided in the future. For the present, the City is concentrating its resources on improving infrastructure and encouraging infill in already subdivided locations.

### Construction Costs

The cost of constructing residential units is generally determined between the building industry and buyers. Actual construction cost is a factor of current labor costs, material pricing and finance costs, and is estimated to range between \$38 and \$48 per square foot, depending on the extent of architectural detailing and choice of materials. These construction costs reflect a substantial increase (110%) since 1975 when per square foot costs ranged around \$18 to \$20. Since the single most important factor in the total construction cost of new housing is the square footage, the fact that builders who produced homes of 1,300 to 1,800 square feet in 1984 are now concentrating almost exclusively on homes with 1,700 to 2,500 square feet has helped to increase housing costs. Double story, single-family dwellings are permitted in residential zones and are becoming more common, which provides for some construction economies. Despite relatively low inflation rates since 1980, the average sales price has increased 20% in five years, or 4% annually overall.

### Cost of Financing

The City is not aware of any mortgage deficient areas in Cathedral City in 1989. The increasing image of Cathedral City as a hot real estate market area assures that lending institutions are willing to provide financing at current, competitive rates for all types of housing in all parts of Cathedral City. The regional condominium market, which was considered to be somewhat over-built in years past, has balanced out and started to recover. Condominiums have not been a major

part of Cathedral City's housing supply. Inquiries to local Banks, Savings and Loans and Realtors reveal that there is some concern with the deteriorated condition of a number of units in the lower cove area (letter and number streets) and in the Dream Homes area. The fact that many of the oldest housing units in the lower cove are prior non-conforming uses in an area that is now zoned commercial, leads to some land speculation, absentee owners, deferred maintenance and insurance difficulties. As part of the City's Redevelopment area, it is expected that much of this substandard and non-forming use will be replaced.

The greatest impact upon affordable housing from 1980 to 1985 was the increase in financing costs. Interest rates on mortgages for housing rose to unprecedented heights approaching 18% during the early 1980s. Although the rates receded, they still averaged 14% during 1984. More recently, conventional interest rates slipped as low as 9% during the third quarter of 1985 (fixed rate, 30 years with 20% down). However, mortgage interest rates have begun to increase and it remains to be seen where and when they will level off. Currently interest rates are approximately 11%. The City can provide assistance in this area through the deposit of funds in local banks in exchange for offering below market interest rates.

#### Environmental Issues

Environmental concerns impact housing in several ways in the Cathedral City area. The topographic concerns of hillside construction creates the need for strict land use and zoning requirements, as does the floodplain concerns. In an effort to alleviate health and safety hazards generated from constructing in these areas, Cathedral City has provided safe standards for development, including certain density restrictions. The restrictions have, in fact, provided the opportunity to develop in these areas of concern, as opposed to being viewed as housing constraints. Open desert in Cathedral City (and other areas of the Coachella Valley) encompasses part of the native habitat of the Fringe Toed Lizard, and a fee of \$600 per acre is assessed on new development in order to finance a preserve for the species.

#### Availability of Land

Cathedral City continues to have a good supply of land available for future housing development. Of the 13,284 acres within the General Plan area, 7,500 acres



(56.5%) are zoned for residential use as indicated in Table 20. This table does not reflect recent annexations after January 1, 1989.

Nearly 3,900 acres of all designated residential property was vacant as of 1988. The majority of this vacant land is flat, stable and well suited for development. At that time there were an estimated 4,830 vacant parcels for residential construction. In May of 1990, an estimated 3,940 vacant subdivided residential parcels with an estimated average of 12,000 square feet per parcel (a total of 1,085 net acres) remained available for construction, plus an additional 313 acres of unsubdivided residential land north of Interstate Highway 10 (information from Planning Department Geobase Program).

#### PUBLIC PARTICIPATION

One of Cathedral City's clearest sources of opportunity for housing improvement and maintenance comes from the inherent strength and commitment of its residents to their neighborhoods. This strength is reflected in the commitment of organizations and individual residents to preserve the character of local neighborhoods and to improve housing conditions in the neighborhoods. This grass roots level commitment works toward the ultimate success of neighborhood preservation and housing rehabilitation/conservation activities and forms a basis for many of the housing programs included in this Housing Element. The City relies on these active residents in the Housing Element revision process, as well as the ongoing neighborhood preservation/rehabilitation process.

In developing this revision of the General Plan Housing Element, input, comments and suggestions are being solicited from groups representing the greatest possible cross section of Cathedral City's population, including senior citizens' groups, parents' organizations and school administration personnel, handicapped and minority groups, neighborhood groups, police and fire personnel, City building and planning staff, builders, developers and property owners, the Agua Caliente Indian Council and groups concerned with regional housing availability, such as the Coachella Valley Housing Coalition, Riverside County Housing Authority and Catholic Charities (providers of emergency shelter for the homeless). Besides public discussion within the groups, the adoption process has included or will include: 1. Two City Council Study Sessions to consider drafts of this Housing Element, 2. A general public hearing before the Planning Commission soliciting further public input, and 3. Further Study Sessions and a Public Hearing before the City Council prior to adoption.

## SUMMARY OF CURRENTLY PLANNED HOUSING

Currently, the outlook to fulfill the Fair Share Housing need is good. As previously indicated, housing development in Cathedral City has been steady. Between 1980 and 1989, there was a 110% increase in housing development equating to an overall increase of 6,741 dwelling units or approximately 749 units annually. However, the majority of these units were constructed between 1984 and 1989, reflecting lower interest rates and a strong upswing of housing development beginning in the late 1980s.

Housing development from 1985 through 1989 has continued this aggressive momentum with an overall increase in development of 4,495 dwelling units overall or 1,124 units annually.

Tables 27 and 28 provide the most current tract development status and major projects in conceptual review, as of February 14, 1989. The Laguna Vista development listed in Table 28 has no implementation time schedule. The project may or may not be developed within the next five years.

TABLE 27

### MAJOR RESIDENTIAL PLANNING ACTIVITY

Tract	Number of Units	Median Price	Median Sq. Ft.	Median Bd.Rms	Project Name/ Developer
23535	261	155,000	1,800	3.0	Rio Del Sol
17795	343 (+)	180,000	1,850	2.5	Desert Princess
19859	992	115,000	850	2.0	Plaza del Sol
20765	603	105,000	1,400	3.0	Cambria
21164	76	140,000	1,800	3.0	Landau Development
*Dr 223	224	580/mth	700	1.0	Lewis Blumberg
*Dr 222	90	580/mth	700	1.0	Lewis Blumberg

\* These projects include a minimum of 20% low-income rental components.

SOURCE: Community Systems Associates

TABLE 28

## OTHER RESIDENTIAL PLANNING ACTIVITY

Tract	# Units	Developer
14862	10	Palm Springs Time
16892	32	Candlewood Condominiums
Specific Plan	4,185	Laguna Vista
19779	29	John Douglass
20622	36	Stanton Platt
22960s	72	Kyle Martin & Assoc.
24024	44	Lane Communities
24035	110	Hostettler
24198	70	Hostettler
24982	35	Irv Green/Landau
24196	170	Gann Investment
23797	54	Irv Green/Landau

POTENTIAL SITES FOR AFFORDABLE HOUSING

In order to meet Cathedral City's housing needs over the next five years, the City will work with practical, quantified objectives that reflect its goal of balanced community growth. As property and land values continue to rise under local and regional growth pressure, Cathedral City's historic high percentage of affordable, low-cost housing will be a part of overall, balanced growth and the City will need to take various actions to assure that quality, affordable housing remains available to its residents.

Potential sites for affordable housing include:

- o vacant lots/infill development;
- o rehabilitation of existing residential structures;
- o mixed use housing within the higher-density downtown core;
- o additional units on Housing Authority property; and
- o Vacant land parcels zoned for residential development.

Such sites are found throughout the City and exist in sufficient numbers in all areas that specific sites are not identified so that potential developers of affordable



housing projects will not be constrained by limiting sizes to those designated.

Two historical factors need to be taken into consideration in the planning of affordable and low-income housing in Cathedral City. The first is that, due to its relatively late incorporation as a City, Cathedral City has historically provided much of the affordable housing for the entire Palm Springs region. Since incorporation, the City has moved toward a more balanced community profile, with a mixture of various types of development.

The second is that much of the oldest and most highly concentrated areas of low-income housing are located near Highway 111, in what is now the south end of the City. This area is also a congested commercial corridor and has nearby concentrations of light industrial usages. As an area with a serious need for redevelopment, this Highway 111 corridor will see considerable change and improvement in the coming years. Replacements of the high concentrations of older, low-income housing will need to be considered as a part of this redevelopment. Proximity to public transportation and service industry jobs will keep demand high for low-income housing in this location.

The City's long-range goal is that affordable, low-income housing be integrated into the development of the City without dramatically changing the character of existing neighborhoods. Since most future housing development will take place in the northern one-half of the City, an appropriate amount of affordable housing should be included in the development of this area, both to meet future needs and as a replacement for housing that may be displaced in other areas.

Through the use of density bonuses, the City can encourage developers to include low-income and affordable housing in larger, new development. If it should be necessary to create concentrated clusters of low-income housing in order to achieve economy of construction and land costs, the site selection and design should be sensitive to existing neighborhood character. This would not affect existing neighborhoods or influence the builders who are utilizing vacant lots in existing developments.

Affordable housing is of particular interest to the elderly and young families who may work in lower paying service sector jobs. Accessibility to public transportation, service industry jobs, medical and neighborhood retail facilities, and community activity centers will be an important consideration for the location of any major concentration of affordable housing. Table 29 lists the location of current affordable housing projects. Locations

near to Highway 111, Gerald Ford, Ramon Road and/or Date Palm Drive should be considered for future affordable housing development.

#### RDA LOW INCOME HOUSING SETASIDE FUND

Revenue from the 20% setaside of tax increment from the City's three Redevelopment Project Areas (created in 1982, 1983 and 1984) has increased dramatically since 1987. The Low-Income Housing Fund has previously been used in conjunction with CDBG funds to finance the various low income maintenance, renovation and assistance programs described in previous sections of the Housing Element (a total of \$1,202,037 between 1987 and 1990), and it is expected that these successful programs will be continued as required.

In anticipation of increased tax increment contributions to the Low Income Housing Fund, the Redevelopment Agency Board is now studying how to best utilize the Housing Fund to increase the availability of low income affordable housing in Cathedral City. Options that are being studied include: joint ventures with other public and/or private entities to develop low-income housing; leveraging Housing Fund resources by using them to guarantee Bond issues; the purchase of land for future low-income housing; rehabilitation of substandard or unsafe units; subsidies for permit or facilities fees for low income housing; and support of self help/sweat equity housing programs.

The Agency is currently in negotiation with the Housing Authority of Riverside County to utilize a major portion of the Housing Fund in a joint project that would develop 500 lower income rental units within the City. If such a partnership should be created, setaside funds might be used for land acquisition and/or to support bond financing. The anticipated 500 units would probably be divided between two or more project locations, with locations in the Highway 111 core area and/or the Ramon Road area expected to be utilized in the earliest phases (by 1992).

#### Previous setaside fund revenues:

1987-88	\$448,223
1988-89	\$741,558
1989-90	\$922,872

Account balance, 6-1-90

\$1,700,000

Estimated tax increment X .20

1990-91	\$1,076,398
1991-92	\$1,211,000
1992-93	\$1,360,000
1993-94	\$1,530,000
Cumulative total expected to be available for Low Income Housing Programs 1989-1994	\$6,877,398
Projected expenditure on existing programs	\$2,071,000
Available new programs/partnerships	\$4,806,398

LOW INCOME HOUSING RENTAL UNITS SUBJECT TO TERMINATION

In 1988 the California Coalition for Rural Housing performed an inventory of low-income rental units in California subject to termination of Federal Mortgage and/or rental subsidies by the year 2008. No Cathedral City units were found to be subject to such termination. (see Table 29)



TABLE 29

AFFORDABLE/LOW-INCOME ASSISTED  
RENTAL HOUSING IN CATHEDRAL CITY

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Mountain View Apts. 68680 34th Avenue (619) 324-3633	280 Elderly	FmHA 515w/Rental Assistance and Section 8 vouchers
Housing Authority 34-355 Corregidor Dr. (619) 345-4478	14 Family 2 Bdr. Units	Conventional Public Housing
Casa Colina 31750 Landau Blvd. (619) 328-5213	232 Elderly, Family and Handicapped	Routinely accepts Section 8 Vouchers

PROPOSED PROJECTS

Francis Markley Company Date Palm Between 33rd & Vista de Anza	8 Family Existing	FHA, Section 8
Blumberg Development Gerald Ford & Plumley Rd. (818) 783-4128	45 Elderly 18 Family	Low-income rental New construction

FUTURE PROJECTS BEING DEVELOPED

Joint Venture Housing Project with Riverside County Housing Authority, location and composition under discussion.

Self Help Housing Program with Coachella Valley Housing Coalition, location and terms of partnership to be proposed.

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SOURCE: Coachella Valley Association of Governments, Housing Locator, June, 1989, Cathedral City Planning Department.

## REDEVELOPMENT POTENTIAL OF SITES

The City Council and Redevelopment Agency of Cathedral City have directed the focus of land intensification (higher densities) and recycling (re-use) efforts in nonresidential areas such as the downtown commercial district and industrial areas. However, in accordance with California Redevelopment Law, 20% of all tax increment revenue received will be directed to very low-, low- and moderate-income housing efforts throughout the City. The redevelopment of the Highway 111 corridor is considered an excellent opportunity for affordable housing projects because it is a popular and convenient downtown location. It is also the location of some of the most problematic concentrations of overcrowded and substandard older housing. As redevelopment occurs in the downtown area, there may be displacement of low-income residents. This opportunity will be used to provide improved, low-income housing in the relocation of the residents.

## ENERGY CONSERVATION

Energy consumption impacts housing in several ways. In addition to energy requirements related to uses in the home, energy used to travel from home to work, to construct housing, and to support housing services, such as water and electricity, reveal a close relation between energy consumption and housing.

In the 1970s, standards for energy conservation had been adopted by the State. Since that time, Title 24 of the State Code, which deals directly with energy conservation, has been revised and updated on a continuing basis to require greater energy efficiency in the construction of new housing. State laws have provided several alternatives which will satisfy energy efficiency requirements: namely passive solar designs, insulation standards or active solar devices.

Several incentives exist at both the State and Federal level to encourage energy conservation: income tax credits, low-cost loans, grants and energy audits. However, the major considerations involve cost. One, the cost of many energy saving devices is prohibitive to most households (especially low income). Two, the cost of the energy saving devices must provide a cost savings over time. The reduction in energy costs must offset the cost of the improvements. In simple terms, the increased cost of constructing energy efficient housing directly affects the housing affordability.

Communities have dealt with these issues in many ways. In some instances, building codes have been upgraded, solar

energy devices have been required, and insulation standards have been upgraded. In a few instances, building orientation, setback and height requirements have been set as passive measures to increase energy efficiency. Cathedral City employs the Title 24 requirements set by the State and enforces compliance by requiring certified energy calculations for building designs and conducting on-site inspections of energy devices and improvements that may be needed. The City continues to encourage solar-conscious design in new construction as the least expensive method of energy conservation. The previously discussed Transportation Uniform Mitigation Fee and the subsequent improvements to regional mobility will also be an opportunity to increase energy conservation.



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## HOUSING GOALS, POLICIES AND OBJECTIVES

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### ANALYSIS OF COMPLETION OF PREVIOUS GENERAL PLAN'S OBJECTIVES, POLICIES AND PROGRAMS

Since the incorporation of Cathedral City in 1981 and the adoption of its General Plan in 1983, the City has experienced impressive growth and dramatic changes. Many problems and concerns have been eliminated, and in some cases, new and different concerns have arisen. It is therefore appropriate that we review the City's original goals and objectives for housing and analyze if they were achieved, as well as how and why.

Stated Objective #1: Additions to the housing supply will include a complete range of low-, moderate-, median- and higher-income housing.

The City has surpassed by far its quantified goal of 240 new units per year, with 42.1% of the total 12,713 unit housing stock added between 1984 and 1988 (inclusive). Most, if not all of the additional housing beyond the stated goal, was targeted at high-moderate and upper-income households. Thus the ratios established as an original objective (45% low and very low income, 15% moderate, and 40% upper income) were not achieved. The numerical goal was for 300 new low- and 240 very low-income units. Overall, with a total of 5,352 units added, the City may have come close to (and probably surpassed) its goal of 540 lower-income, affordable units. It is not apparent how many of these 5,352 units were affordable to low- and very low-income households. Single-family units have become larger and more expensive in recent years and current new construction is, for the most part, beyond the range affordable to limited-income families. Mobile homes (a traditional low-income housing option) continue to be added to the housing supply (390 units between 1982 and 1988) but a number of the more expensive recent additions are also priced above the range of low-income, affordable housing. Well over 1,000 multi-family units were constructed, and depending on the price range, many of these help to fill some needs for low-income households. The 280 unit, Farm Home Administration financed Mountain View Apartments provides very affordable one and two bedroom units.

A major factor in the escalation of median housing costs was the rapid inflation of land costs (and

subsequently the size of units being constructed) which is beyond the control of the City. Also, the market demand in recent years has prompted builders to move toward larger (and more expensive) homes.

The proposed policy of providing incentives to the production of very low-, low- and moderate-income housing was followed and most of the suggested programs were initiated. The phased capital improvement program, 1.1.8, is underway and continuing, and the plan for RDA prototype projects, 1.1.9, is still under development. Although the incentive programs have not succeeded so far in producing either the projected ratio or number of low- and very low-income units, the City is continuing to work with developers and other agencies on programs that will provide affordable, low-income housing. In general, incentives tied to financing proved more effective in creating low-income housing than did construction related incentives such as density bonuses.

Analysis: Several factors combined to limit the specific production of low-cost housing in Cathedral City in recent years. The City's older, pre-incorporation housing stock was considered to be a major part of the regional supply of affordable housing. The growth boom between 1984 and 1989 left City Staff scrambling to keep up with new development and the City was gratified to see the shift to larger and more expensive homes. The influx of new, permanent residents and second home buyers recognized the exceptional value ratio of housing in Cathedral City and fueled a strong market that increased land prices and the size of homes. Much of the City's effort went into upgrading older, substandard housing and infrastructure, and toward relieving the cost burden on limited-income residents.

It is true that, in a closed market, construction of larger new homes opens up opportunities for low-income housing in older dwellings. But in Cathedral City, with much of the new construction now being filled with new residents from outside the area and second homes, this may not be the case. The percentage of low-income housing as a ratio of all new construction is neither desirable nor achievable as a quota, considering the City's history and current rate and pattern of overall housing growth.

Recommendation: Continued commitment to, and implementation of, the policy of incentives to low-income housing, especially programs which provide for



incentives in the form of capital improvements and prototype projects through the Redevelopment Authority. The Downtown Highway 111 Redevelopment Plan will be an opportunity to provide incentives and develop case study prototype projects while at the same time, meeting other Highway 111 redevelopment goals of the City. To counteract escalating land costs, the City might use redevelopment funds or tax increment set-asides to purchase land or provide infrastructure on undeveloped sites for projects that would provide specified numbers of low-income units. The self-help home construction program which is under consideration and the proposed joint venture project with the Riverside County Housing Authority would both be concrete progress toward the objective of specific quantities of new, affordable low-income housing. The newly created California Community Reinvestment Corporation (CCRC), which becomes operational in January of 1990, may be a new financing tool for affordable housing in Cathedral City. An effort should be made to encourage such a project in the City. The City should assist the development of projects that utilize low-income related financing.

Stated Objective #2: The current housing stock that is deteriorated or deteriorating will be safe, habitable and architecturally pleasing.

The City surpassed its quantified objective of rehabilitating a total of 50 unsound dwellings in the low-, very low- and moderate-income ranges. The proposed policy of furnishing both leadership and incentives was utilized first in cooperation with the Riverside County Housing Authority; since 1989, the city's Redevelopment Agency has assumed this responsibility. The Community Home Improvement Program received 296 applications in 1987 and 1988 and provided over \$280,000 in loans and grants to more than 230 clients. Each year, the Senior Home Repair Program has assisted between 30 and 60 low-income older residents and handicapped persons to rectify substandard living conditions by making minor home repairs without charge. Code enforcement is being vigorously pursued and a Housing/Relocation Specialist is on permanent Staff for the City. The CVAG survey of unsound dwellings was used instead of a City conducted survey. Tax increment set-aside was used to assist rehabilitation instead of Block Grant funds and State or Federal financial assistance were not obtained. The other proposed ordinances and programs have been adopted.



Analysis: The goal of upgrading existing housing was vigorously pursued because it correlated with the City's overall (unstated) goal of upgrading its physical condition and pre-incorporation image. Although some of the intended programs were not utilized, viable alternatives were found and used. The reduction or elimination of Federal and State funds for these programs and other outside factors affected the implementation of some program goals.

Recommendation: Continuation of current activities. A City-conducted report on unsound and substandard dwelling units would be beneficial in identifying problem structures for future rehabilitation. It would also be more useful than the CVAG report in making Staff and Council aware of specific problems and needs. The City report could be based on the cosponsored CVAG survey, but contain additional specific detail from Planning and Code Enforcement Divisions. It is feasible that, within the next cycle, unsafe, older dwellings could be totally eliminated within the City.

Stated Objective #3: Maintenance of existing dwelling units in sound condition.

The quantified objectives of establishing urban conservation programs and conserving 20 units per year has been achieved through implementation of the proposed programs. An additional program which has benefited this (and other) objectives is the Assessment District Fee Assistance Program. This program is financed by RDA Tax Increment funds and mitigates the impact of neighborhood assessment fees for infrastructure improvement upon very low-, low- and moderate-income households. The program pays for up to 100% (or an \$850 maximum) of the assessment fees for qualified households.

Analysis: Much the same as with Objective #2, this objective fits well with the City's long-term image enhancement program. The capital improvement program and rigorous code enforcement have helped encourage improvement maintenance of existing units. Although not under the control of the City, the escalation of property values should encourage and enable most homeowners to continue better maintenance. This increasing property value, however, has led to speculation on some rental properties; in which case absentee owners are more interested in cash flow and long-term capital gains than in the maintenance of the

rental structures. As less expensive, older housing becomes a smaller percentage of the total, and with increased local demand for service industry and minimum wage employees, the stock of well maintained, affordable housing in the City will be increasingly important.

Recommendation: Continuation of the current programs with particular attention to code enforcement on rental properties. AB 1448, which amends and strengthens the California Health and Safety Code as of January 1, 1990, should help the City deal with absentee and recalcitrant owners. Essentially, the amended code establishes the right of the local agency (and the procedural legal tools) to repair/abate substandard properties and recover costs, and also protects non-offending tenants. The acknowledgement of the distinct neighborhood character and feeling of community within the various designated community sectors is also important in developing a sense of pride in property owners, and should be encouraged by the City.

Stated Objective #4: Provide housing opportunities for handicapped and special needs households.

The objective of actively seeking to provide increased housing opportunities for special needs residents was met by adopting and implementing the proposed programs. For the most part, efforts were directed at assisting the elderly in relocation assistance programs. A senior housing ordinance was enacted to encourage development of senior housing and significant numbers of senior and handicapped housing at all income levels has been and continues to be produced.

Analysis: The higher than average percentage of senior citizens within the City makes it appropriate to pay special attention to their housing needs. The City's redevelopment goals also make relocation of displaced low-income households an important issue. The City's response to these needs has been a reasonable one and it has been augmented by developers wishing to appeal to the elderly market.

Recommendation: While continuing current efforts, the City should look for ways to give additional attention to the problems of larger households and those with overpayment and overcrowding problems.

Stated Objective #5: To be aware and have documentation of housing related forecasts, conditions, needs and implementation achievements.



Basic housing statistics are regularly addressed within the Annual Planning Department Report. This is used as a part of the budgetary process along with monthly building activity reports and the Computer Geobase on Planning Activity. The City has also utilized CVAG information to satisfy this objective. In 1989, the City contributed its share of funding for a CVAG Regional Housing Analysis that pulled together much significant and useful housing data for each City in the Region. The upcoming 1990 U.S. Census, when published, will provide much needed data on the rapidly changing character of the City since incorporation in 1982. The General Plan was reviewed and updated in 1986 and 1988 and is currently being updated.

Analysis: The City has demonstrated a certain awareness of housing related information through the implementation of the various Housing Element programs, and it has in fact taken some corrective measures in modifying certain programs. The design and operation of a Housing Element Monitoring System remains to be accomplished.

Recommendation: That a specific point-by-point review of General Plan Housing Element objectives and time lines become a regular part of the Annual Planning Report. This will help keep the City aware of areas of need that are being neglected or overlooked because of the pressure of very rapid housing growth. The Annual Report should also provide data to measure the achievement of quantified objectives. The rapid overall housing growth may have masked or obscured some housing objective shortfalls in past years; therefore, specific numbers of units produced in each price range should be listed.

Stated Objective #6: To establish an efficient and coordinated Housing commitment to implement this plan.

The two specific program recommendations were implemented as part of this policy.

Analysis: As previously discussed, the City's relatively short existence, previous history and current housing boom have combined to overshadow its attention on some of the original General Plan Housing objectives. The establishment of a full time staff Housing/Relocation Specialist has been the major tool in meeting the objective.

Recommendation: The Housing/Relocation Specialist should continue to work with the Planning Department on reporting and tabulating housing needs, achievements



and requirements in order that housing needs are addressed within the activity of all pertinent departments of the City. The Specialist should document quantities of housing produced for lower-income households.

Stated Objective #7: To initiate a Five Year Action Program within the first year after Plan adoption.

It is apparent that the City has made a consistent effort to address the issues listed in the original Housing Element of the General Plan. The General Plan was updated in 1986, revised in 1988 and is being updated again at this time. Some programs have been behind schedule in implementation and others have been changed or modified in the process of implementation.

Analysis: As with Objective #6, this objective is difficult to assess quantitatively. Whether specified in a "Five Year Action Program" or not, most of the objectives in the Housing Element were achieved since adoption of the General Plan. Other programs are just now being implemented and some have become inapplicable due to outside changes (e.g., the reduction of Federal funding). The General Plan itself served as a defacto Action Program.

Recommendation: Make an update report on the objectives and achievements within the Housing Element a part of the Annual Planning Report to the Planning Commission and possibly to City Council.

#### GOALS, POLICIES AND OBJECTIVES, 1990-1995

The City of Cathedral City will utilize a variety of resources to increase the local supply of housing at all income levels. Such resources will include programs and funding which become available through the Riverside Housing Authority, Community Redevelopment Agency, private enterprise, and Federal or state programs which might be administered by the City or County directly. The City does not have the financial resources or administrative structure to become an active participant in the production or financing of housing. The City does, however, possess the desire to work with private enterprise through its incentive and regulatory powers to encourage housing development of housing opportunities, and improvement and conservation of existing housing stock.

The City has a long history of providing lower-cost housing opportunities within the Coachella Valley. In more recent years, Cathedral City has been able to broaden the mix of housing available to all income levels. In addition to a broader range of housing, the City has been able to induce

satisfactory levels of lower income housing opportunities and intends to continue a comparable level of effort through local and outside participation. Due to market and program constraints, rental housing may be called up to play a greater role in the provision of lower-income housing opportunities. However, feasible housing ownership opportunities can and will be provided through City efforts to encourage residential growth.

General housing goals have been set forth which identify the City's intended direction in providing additional housing opportunities or cooperating with other agencies serving the Cathedral City community. Related to each general goal is a statement of community policy identifying a position or rationale supporting the overall goal. Objectives have also been set forth which serve to identify a single or a variety of methods that will be pursued and utilized in achieving the overall goals stated. Since Cathedral City is one of the fastest growing cities in the State, with the supply of affordable housing for moderate- and upper-income households increasing at a rate well beyond any normal goals or expectations, the quantified objectives deal mainly with low-income housing needs.

The following goals have been identified as a summary of the community's intended direction and are supported by its policies and progress objectives. Such goals, policies and objectives set the parameters in which future actions and programs will be developed and implemented, as resources permit.

1. To provide for and maintain an adequate supply of affordable, safe and healthful housing available to all people regardless of race, religion, ethnicity, sex, marital status or household composition, with freedom of access and choice for housing consumers in each and every sub-market of the City.
2. To ensure that housing that is affordable to lower-income households continues to be part of the new housing inventory, both as a replacement for current, substandard housing and as an addition to the housing supply.
3. To achieve the highest quality living standards throughout the City's housing inventory by improving and enhancing existing neighborhoods and housing.

The following section outlines how the City's goals will be implemented by objectives, policies and programs.



## CATHEDRAL CITY HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

- 1A. Objective: The City will seek to ensure that new additions to the housing supply include a balanced range of housing available to all income levels and household compositions in quantities sufficient for the needs of the area.
- 1B. Quantified Objective: Within overall housing production, to add 3,240 units to the housing stock at prices that are affordable to very low-, low- and moderate-income households (1,010 very low-, 1,281 low- and 949 moderate-income) by July, 1994.
- 1.1 Policy: Encourage a variety of residential development that promotes the availability of housing to all segments of the community recognizing such factors as: age, income, family size, single-person households and mobility.
- 1.1.1 Program: The City will continue to work with private developers to encourage the inclusion of affordable housing within new housing projects.
- 1.1.2 Program: Modular homes will continue to be permitted in single-family zoning; design review and innovative site planning will be used to ensure aesthetic and architectural compatibility with surrounding uses.
- 1.1.3 Program: The City and Redevelopment Agency will pursue opportunities to include prototype higher-density housing in conjunction with redevelopment of the Highway 111 commercial corridor.
- 1.1.4 Program: The Planning Department will use the Geo-base data program to conduct an annual survey to identify potential and appropriate sites for low-income housing projects and maintain an inventory based on the findings.
- 1.1.5 Program: The City shall develop incentives and programs for the development of at least 648 affordable units annually.
- 1.1.6 Program: The City's Building and Planning Divisions will develop criteria to allow for reduced floor area requirements for units reserved for very low income families and low income seniors.



- 1.1.7 Program: The Department of Community Development (Planning Division) will undertake a full review of the City's General Plan in order to insure that it meets the City's current identified housing and other needs by December 1991.
- 1.1.8 Program: The Department of Community Development (Planning Division) will recommend changes in zoning, if it should be demonstrated that a sufficient quantity of appropriately zoned land is not available for the production of lower-income housing as projected in the housing element.
- 1.2 Policy: Promote housing assistance and affordable housing to accommodate families and individuals disadvantaged in the housing market, and provide incentives to stimulate the production of low-, very low- and moderate-income housing.
- 1.2.1 Program: The City Department of Community Development (Planning Division) will review the existing Density Bonus Program and recommend changes that will assure its use to encourage the production of lower-income housing units in conformance with State and Federal laws. Target date for adoption of modifications: December, 1990.
- 1.2.2 Program: Annually study and evaluate Federal, State and local financing options which are appropriate for the community, and which will help to subsidize and encourage low-income housing production.
- 1.2.3 Program: Utilize Housing Specialist and Redevelopment Agency Staff to study, develop and promote innovative programs for financing home construction and ownership for low-income households (Self-Help Program).
- 1.2.4 Program: Study possibilities and alternatives for mitigation of escalating land costs which constrain low-income housing

affordability. (Density bonuses, mixed use.)

- 1.2.5 Program: Money in the Redevelopment Agency's Low and Moderate Income Housing Fund will not be allowed to accumulate excessively but will be utilized, as appropriate, in the following ways: (a) the purchase of properties that are problematic or which may not be developable for some time, to be landbanked for future low-income housing projects; (b) joint venturing with both public and private entities to develop low-income housing; (c) rehabilitation of substandard, unsafe or unhealthful low-income units; and (d) subsidizing permit and/or facilities fees required for low-income housing projects, (e) other programs that will stimulate the supply of low-income housing.
- 1.2.6 Program: Allow and encourage development of public assisted housing where appropriate and compatible with the existing uses. Continue cooperation on housing projects with the Riverside County Housing Authority and other County, State and Federal agencies.
- 1.2.7 Program: The City will allow and encourage innovative subdivisions or ownership financing patterns that help reduce housing costs of lower-income residents while maintaining accepted construction and financial standards.
- 1.2.8 Program: Study the feasibility of initiating an affordable housing fund to be financed by mitigation fees collected from developers. Fees may be based on jobs generated per square foot of commercial construction, the cost of a new residential unit and the subsidy required to make those units affordable to low- and moderate-income households.
- 1.2.9 Program: The City Redevelopment Agency will continue negotiations with the Housing Authority of Riverside County for a joint-venture project that will endeavor to produce 500 low and moderate income housing units by 1995.

- 2A. Objective: The City will seek to ensure that existing older housing remains an affordable, safe and healthful alternative for the housing needs of all people.
- 2B. Quantified Objective: The City will continue to implement and promote programs that assist the rehabilitation of 75 older housing units per year.
- 2.1 Policy: The City will provide assistance and incentives to the rehabilitation of existing housing units that are substandard, unsafe or unhealthful, or units that are in eminent danger of so becoming.
- 2.1.1 Program: Develop a program to identify and monitor areas of substandard housing units with an annual report to the City Council on the condition of these areas and units, using Building Department records, Code enforcement reports and on-site inspection.
- 2.1.2 Program: Actively utilize information from the 1989 CVAG Regional Housing Needs Analysis, the forthcoming 1990 U.S. Census report, and City Code Enforcement activities to develop strategies for improvement of substandard housing conditions.
- 2.1.3 Program: Future condominium conversion or conversion to other uses shall be reviewed to determine that it does not adversely impact the rental market.
- 2.1.4 Program: Develop tools and programs that will motivate landlords to repair and maintain substandard units.
- 2.1.5 Program: Utilize the AB 1448 amendment to the California Health and Safety Code, when necessary, to accomplish the rehabilitation of unsafe or unhealthful units.
- 2.1.6 Program: Staff will work with other community organizations to disseminate information on programs that assist with housing maintenance and rehabilitation for special needs groups (i.e., seniors, handicapped, low-income households, etc.).
- 3A. Objective: Handicapped and special needs households will continue to have housing opportunities within the City.



- 3B. Quantified Objective: A program to assist special needs households in locating, acquiring and maintaining adequate housing will be established during the next two years.
- 3.1 Policy: The City will seek to assist those persons with special housing needs.
- 3.1.1 Program: Establish a plan by which to identify and contact households with special needs (i.e., handicapped, homeless, overcrowded, poor, elderly, overpaying, etc.).
- 3.1.2 Program: Provide direct one-to-one assistance to identified special needs households in advising them of programs which can assist their situation.
- 3.1.3 Program: Work in close conjunction with CVAG, the Riverside Housing Authority and the Coachella Valley Housing coalition to assess and meet the needs of families disadvantaged in the housing market.
- 3.1.4 Program: Review, and if necessary, amend the zoning ordinance to permit the operation of emergency shelters in specified locations of the City. Identify potential locations for emergency shelters.
- 3.1.5 Program: The City will annually provide a portion of CDBG and/or Redevelopment Setaside funds for local and regional programs that provide emergency shelter and support services to the homeless of Cathedral City. Preference will be shown for programs that provide access to a full range of support services for the homeless, as well as emergency housing.
- 3.1.6 Program: The City Housing Specialist will work with the Public Safety and Police Departments and other regional and local organizations to insure that homeless persons and families are aware of and have access to appropriate shelter and assistance.
- 3.1.7 Program: The City Housing Specialist will monitor and promote equal housing opportunity by publicizing the City's programs and efforts to eliminate discrimination in housing.

3.1.8 Program: The City will continue to maintain a dual-language capacity at City Hall and especially in Departments where a high percentage of daily personal contacts may be expected to be with non-english speaking persons. Responsibility: City Manager and Personnel Office.

4A. Objective: The City will be aware and have documentation of housing related forecasts, conditions, needs and housing element implementation achievements.

4B. Quantified Objective: The City will monitor the housing situation, problems and progress on an annual basis.

4.1 Policy: Maintain records and collect data during the year to be included in the Annual Planning Report to the Planning Commission.

4.1.1 Program: Continue participation with and monitoring of CVAG regional housing programs and data collection, as well as other county, State and Federal programs.

4.1.2 Program: Augment outside data with data based on City information and records.

4.1.3 Program: Establish a site-specific list of problem housing units and areas, with periodic updates on deterioration or improvement.

4.1.4 Program: Continue contact with other housing officials and specialists and workshops for Council, Planning Commission and Staff to update their awareness of housing programs and issues.

4.1.5 Program: At the earliest possible time, incorporate new data from the 1990 U.S. Census into the information contained in this Housing Element.

5. Objective: Encourage energy efficient design of residential neighborhoods within the community.

5.1 Policy: Review all new residential developments to ensure compliance with Title 24 regulations.

- 5.1.1 Program: Review and if necessary, update building ordinance and related requirements and standards to reflect current situations and technology.
- 5.1.2 Program: Ensure that the Planning Division will continue the Circulation Element reflects efficient transportation planning.
- 5.2 Policy: Support efforts by the private sector to utilize energy efficient site and building design.
  - 5.2.1 Program: Provide for flexibility in planning processes and subdivision designs to allow for innovative site and building design.
- 5.3 Policy: Inform the public of various tax incentive programs for residential developments that utilize passive efficient site and building design.
  - 5.3.1 Program: Utilize public information mechanisms, i.e., Redevelopment Agency or other City staff, Senior Centers, Chamber of Commerce, local contractors, developers, real estate officers and utility companies to inform the public of potential economic benefits from reduction of energy consumption.
- 6. Objective: Encourage the renovation or replacement of older, substandard housing located near the Highway 111 Central Business District and major arterial streets.
  - 6.1 Policy: Support progressive and innovative efforts by property owners and developers to achieve a balance of appropriate uses along major arterials and the Highway 111 corridor, with special consideration for households with limited mobility and transportation (elderly, handicapped, etc.).
    - 6.1.1 Program: Define compatible mixed uses allowed near and within Central Business District.
    - 6.1.2 Program: Provide incentives for new residential developments to locate near existing or proposed commercial activities.



- 6.1.3 Program: Higher density multi-family residential developments should be located and designed to provide convenient access to commercial, employment and recreational activity centers.
- 6.2 Policy: Ensure that adequate replacement housing is available to special needs households within the redevelopment area.
  - 6.2.1 Program: Encourage, when compatible with surrounding uses, mixed uses in areas of transitional development such as higher density residential, retail commercial, and compatible light industrial activities.
  - 6.2.2 Program: Multiple family residential projects should be encouraged near the Central Business District to provide a transition between residential and commercial areas.
  - 6.2.3 Program: Study the possibility of higher density and limited income/special needs housing as an integral part of any redevelopment of the Central Business District near the Highway 111 corridor.
- 7. Objective: Provide a safe, attractive and balanced residential environment.
  - 7.1 Policy: Carefully consider increased capacity of streets, utilities and parks that may be needed because of increased population.
    - 7.1.1 Program: Annually review transit needs of the community; i.e., bus, taxi, bike lanes, bridges, air services; with special attention to the needs of the elderly, low-income workers, children and the handicapped.
  - 7.2 Policy: To the maximum feasible degree, housing and residential development shall, by design, encourage safe living.
    - 7.2.1 Program: Continue to improve and maintain adequate street lighting in existing neighborhoods.

- 7.2.2 Program: Require neighborhood infrastructure and amenities improvements of developers in direct relationship to impacts and benefits received, concurrent with population increases.
  - 7.2.3 Program: Review and possible revision of single- and multiple-family dwelling site development standards if and when new safety or quality- of-life issues arise.
  - 7.2.4 Program: Research the possibility of adoption and enforcement of a Building Security Ordinance that provides standards to minimize an environment conducive to crime.
8. Objective: Preserve or enhance existing neighborhoods. Encourage the development of vacant parcels in existing neighborhoods when their use will not be detrimental to the quality of the neighborhoods.
- 8.1 Policy: Provide incentives for homeowners to upgrade or enhance homes in existing neighborhoods.
    - 8.1.1 Program: Areas of identified deteriorating or substandard housing shall be re-evaluated for planning purposes.
    - 8.1.2 Program: Continue to give priority for infrastructure improvement to neighborhoods that demonstrate a commitment to self-improvement.
    - 8.1.3 Program: Utilize Redevelopment Agency Staff to disseminate information on assistance available to low-income home-owners for repairs and rehabilitation.
    - 8.1.4 Program: Staff will annually assess available local, State and Federal funding and programs for possible incorporation into community development projects.
    - 8.1.5 Program: Continue community beautification programs such as the Pride Committee, the Blue Ribbon Committee, the Home of the Month Program, and encourage and promote cleanup and fixup programs by local service organizations.

- 8.1.6 Program: In-fill development of vacant lands shall be given priority through various types of available public assistance in order to better utilize existing public services and infrastructure.
- 8.2 Policy: Discourage the encroachment of undesirable and incompatible uses in residential areas.
- 8.2.1 Program: The City will conduct periodic review of existing Zoning Ordinance to ensure that sufficient standards are in place to comply with this policy.
- 8.2.2 Program: The City will continue an active code enforcement program emphasizing the neighborhood Target Areas in order to maintain and upgrade living conditions of the neighborhood. .
- 8.2.3 Program: New development near incompatible uses shall provide a buffer or screen between uses, (i.e., open space, landscaping, perimeter walls, etc.).
- 8.3 Policy: Utilize various implementation tools to promote and establish community and neighborhood character.
- 8.3.1 Program: Address community and neighborhood character through planning efforts such as Specific Plans and Development applications.
- 8.3.2 Program: Continue to utilize and keep updated the City Design Guidelines in order to provide a basis for building community and neighborhood character.



# MAJOR PROGRAM RESPONSIBILITIES AND SCHEDULES

<u>Program #</u>	<u>Responsibility</u>	<u>Scheduled Target date</u>
1.1.1	Redevelopment (CRA) and Community Dev.	Ongoing
1.1.3	CRA and Community Development	Ongoing
1.1.4	Planning Division	Annually
1.1.5	Community Dev./CRA	Dec. 1990/Annually
1.1.6	Planning & Building	Dec. 1990
1.1.7	Community Dev. (Planning Division)	Dec. 1991
1.1.8	Community Dev.; City Council	As Required
1.2.8	Community Dev., CRA, City Atty, Planning	Dec. 1990
1.2.9	CRA: Begin Construction	Ongoing 1991/92
2.1.1	Housing Specialist, Code Enforcement, (Planning)	March 1991
2.1.2	Community Development (Planning)	July 1991
2.1.4	Community Dev. Housing Specialist; Code Enforcement, City Atty	Ongoing Jan 1991
2.1.6	Housing Specialist	Ongoing
3.1.1	Housing Specialist	Dec. 1990
3.1.4	Community Development (Planning)	Dec. 1990
3.1.5	CRA; Community Development; City Council	Annual
3.1.6	Housing Specialist; Public Safety	Ongoing
3.1.7	Housing Specialist	Ongoing
3.1.8	City Manager; Personnel Office	Ongoing
4.1.3	Housing Specialist; Code Enforcement; CRA	Dec. 1990
6.1.1	Comm. Development (Planning)	Dec. 1990/Ongoing
6.2.3	CRA; Comm. Development (Planning)	Dec. 1990/Ongoing

7.1.1	Planning	Annual
7.2.4	Planning; Safety	July 1991
8.1.1	Planning; CRA; Housing Specialist	Dec. 1990/Ongoing

- 4.1.3 Program: Sponsor advisory service for elderly minority households, large family households and those who have serious overpayment problems, overcrowding or other unique needs, including relocation assistance. Target date - July, 1987.
- 4.1.4 Program: Seek out state and federal funding assistance programs, including particularly Section 202 project opportunities. Target date - Ongoing.
- 4.1.5 Program: Develop and implement guidelines and incentives to promote handicapped accessible units in new housing developments. Target date - Ongoing.
- 5a. Objective: The City will be aware and have documentation of housing related forecasts, conditions, needs and housing element implementation achievements.
- 5b. Quantified Objective: The City will have a housing element monitoring system designed within one year after plan adoption and operating within two years thereafter.
- 5.1 Policy: The City will monitor housing element performance and take corrective action as appropriate from the findings.
- 5.1.1 Program: Develop and implement a Housing Element Monitoring Program. Target date - one/two years after Plan adoption, respectively.
- 5.1.2 Program: Incorporate Monitoring Program findings into annual budget deliberations for appropriate redirection. Target date - January, 1987.
- 5.1.3 Program: Develop an Annual Review of current housing programs with appropriate action recommendations for City Council approval. Target date - July, 1986.
- 6a. Objective: The City will establish an efficient and coordinated Housing commitment to implement this plan.
- 6b. Quantified Objective: The City will establish a Short Range Action Program within the first year after Plan adoption.
- 6.1 Policy: The City will continue to use existing financial and personnel resources to achieve immediate capabilities dealing with housing problems.
- 6.1.1 Program: Evaluate existing resource capabilities and recruit and train additional staff if and when necessary. Target date - October, 1985 for



July 1986 for initiating program, if necessary.

6.1.2 Program: Develop a network to stay in touch with other housing officials and specialists, scheduling periodic workshops for Council, Planning Commission and staff to update their awareness of housing programs. Target date - January, 1986.

7a. Objective: The City will continue its active planning program for meeting its long term housing needs.

7b. Quantified Objective: The City will initiate a Five Year Action Program within the first year after Plan adoption.

7.1 Policy: The City will begin preparations for the next Plan update and begin identifying, documenting data required for verifying housing needs.

7.1.1 Program: Identify deficient data categories for the Plan update with the possibility of a special census to obtain needed data prior to the update. Target date - July, 1987.

7.1.2 Program: Investigate future state and federal funding opportunities and consolidate into a multi-year application strategy. Target date - July, 1986.

7.1.3 Program: Evaluate the City's entire land use administration process for possible efficiency and effectiveness improvements in terms of stimulating housing production in all income ranges. Target date - January, 1988.

### 3. REDEVELOPMENT COMPONENT

#### a. Scope

The purpose of this section of the General Plan is to define the needs for redevelopment within the City and to suggest applicable policies and programs to implement such redevelopment.

#### b. Existing Conditions

The City of Cathedral City has an authorized Redevelopment Agency. The need for redevelopment in Project Area 1 is immediately apparent. Generally speaking, this area is bisected by the Highway 111 corridor in an east-west direction from city limits to city limits approximately paralleling the highway and including the area slightly to the north and slightly to the south of this transportation corridor (see Exhibit 6 for location of Redevelopment Project Area 1). The General Plan incorporates by reference all of the Redevelopment Plan for Project Area 1 as developed by the Cathedral City Redevelopment Agency.

c. Needs

The needs for continued redevelopment are documented throughout the City. Areas of the City are old, poorly planned and in need of rejuvenation. The City has an image of a community with considerable substandard development. The pattern of development is random and does not represent orderly growth and development. In major portions of the City there are extensive subdivided areas which are sparsely developed and which are in need of substantial corrective work. A significant proportion of the existing housing stock is substandard or in disrepair. Other areas of the community have been impacted by special problems due to wind and sand transport. Large portions of the community are affected by an essentially substandard infrastructure of community utilities and services.

d. Opportunities/Constraints

The General Plan indicates vast areas of opportunity within the City for challenging redevelopment. The greatest of these opportunities and challenges that face the City is the further definition of progressive redevelopment areas throughout the north-south axis of the City. With an eye to giving better definition to these opportunities, the General Plan envisions an extension of redevelopment project areas (See Exhibit 6). The numbering is strictly for identification and does not imply sequence.\*

1) Redevelopment Project Area 1:

The General Plan would extend the southern boundary of this existing redevelopment project area to include those residential areas which are in a state of conversion at the present time, or to improve housing in this area up to and including "D" Street.

2) Redevelopment Project Area 2:

Project Area 2 is that area bounded on the south by Gerald Ford Drive, on the west by Date Palm Drive, on the north by 34th Avenue, and on the east by Plumley Road. This project area is identified as being affected by changing land uses, expanding commercial and in need of replacing and improving housing stocks.

3) Redevelopment Project Area 3:

This project area would be generally bounded by 34th Avenue on the south, the city limits on the west, Ramon Road on the north, and Date Palm Drive on the east, with an extension to the east which includes the existing subdivided area at the northeast corner of Date Palm and Ramon Road. This area is a mix of old residential, newly emerging residential and conversion commercial uses, including significant strip commercial along the frontage of Ramon Road. Extensive infrastructure upgrading is needed in this project area. The General

\*Please note that the numbering sequence of Project Areas as shown in this document only serves to identify particular areas and does not necessarily correspond to existing or future Redevelopment Project area numbers.

# REDEVELOPMENT/ REHABILITATION

## Legend

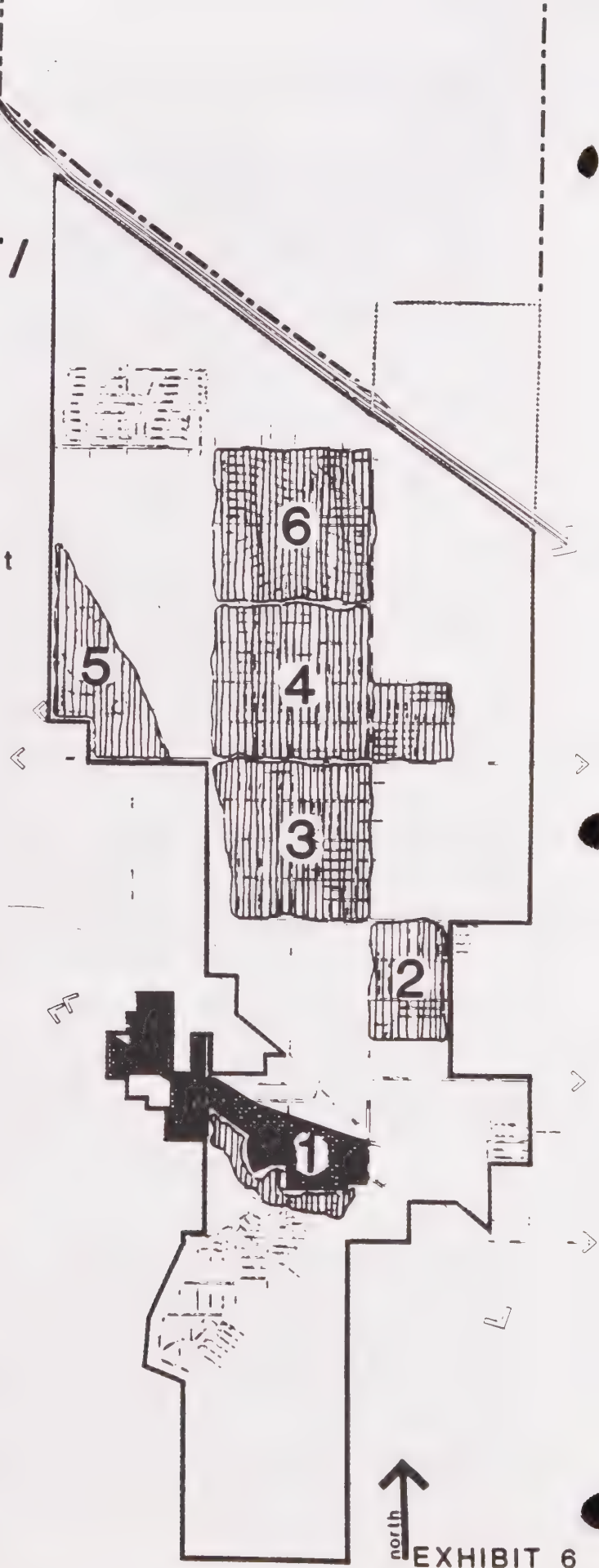


Redevelopment project  
area no. one



Potential  
redevelopment/  
rehabilitation areas

## CATHEDRAL CITY GENERAL PLAN





Plan also calls for an extension of an arterial bypass system which would travel along the east side of the Whitewater River as an extension of Landau Road connecting ultimately to 34th Avenue as an east-west/north-south arterial bypass. Substantial land acquisition and right-of-way acquisition would be involved in the planning and development of this project area.

4) Redevelopment Project Area 4:

This project area exists to the north of Ramon Road. Its boundaries would be Ramon Road on the south, Landau Road on the west, Date Palm Drive on the east, and 30th Avenue on the north. This area is a previously subdivided and plotted area with a great number of lots of record. It is characterized by substantially underdeveloped land, extensive but poorly maintained streets, and sewers. The completion of Landau Road as a part of the bypass on the western boundary of this project area would require significant land acquisition and right-of-way acquisition activities. This section of land is currently a mixture of residential and commercial and will be designed in the General Plan to include a greater variety of residential uses as well as a mixture of commercial uses. It is in this section that the ultimate relocation of the Civic Center for the City is planned.

5) Redevelopment Project Area 5:

This area is bounded on the south by Ramon Road, on the west by the city limits along the extension of San Joaquin Road, on the east by the west bank of the Whitewater River. It generally contains the area known as the Dream Homes and the commercial portions of the City along Ramon Road in that area. This area is in need of improving the housing stock and making portions of the land developable through blow sand control and drainage for resolution of drainage problems.

6) Redevelopment Project Area 6:

This project area is bounded on its south by 30th Avenue, on the west by Landau Boulevard, on the north by Vista Chino, and on its eastern boundary by Date Palm Drive. This project area has been the subject of substantial sand transport and blow sand impact throughout its development history. It is deficient in control of the blow sand and the infrastructure providing the utilities to the area. Significant among these is the need for repair of the street system and upgrading the water system. This area is identified under the General Plan as a conversion area from total low density land uses to a mixture of low density and medium density uses, including specific commercial uses at the northeast corner of the project area.

e. Objectives, Policies and Programs

1. Objective: The use of land and pattern of development will be efficient and productive.

1.1 Policy: The City will utilize redevelopment powers to eliminate blight and enhance the viability of commercial, industrial and residential uses and public facilities in support of them.

1.1.1 Program: Prepare implementation plans for all project areas.

1.1.2 Program: Conduct evaluations of potential redevelopment areas identified in the General Plan for consideration as additional project areas.

1.1.3 Program: Develop a process for including project area property owners in preparation of redevelopment plans.

1.1.4 Program: Conduct a full range of redevelopment activities including, but not limited to, property assembly, property acquisition, public facility or infrastructure improvements, specific land use planning, land use regulation, property disposal, relocation services and necessary financing arrangements.

## C. ECONOMIC DEVELOPMENT

The purpose of this section of the General Plan is to establish the need for economic development planning as a full part of the City's commitment toward achieving its long range planning goals and objectives. A General Plan, by its very definition, is a schematic look toward the future. The General Plan is directed at the physical aspects of the future development of Cathedral City. The General Plan, while forecasting the future, must prepare for this eventuality in terms of the present.

Economic development must be a well defined portion of the implementation procedures of the General Plan in order that the end results will be a betterment of the quality of life supported by a strong, viable economic base. In the absence of such a commitment the General Plan might just be an academic exercise.

Federal and State funding for local programs will change drastically in the future. There is a strong emphasis at all levels for local governments to develop local revenue sources. There are limitations on this approach. In addition to the prohibitions of increasing property taxes, a local populace of limited size is not able nor, in many instances, willing to increase local fees and taxes. Development fees are useful in the short term because of their "one shot" nature. They are not a dependable source of continuing revenue.

The profile of Cathedral City is unique. Having been in existence as an organized community for more than 40 years, it has been a City without political boundaries. Through this period it has acquired the same problem areas of any 40 year old city. Older areas are in need of redevelopment; poorly maintained



and deficient streets are the rule; and congested, badly planned traffic patterns prevail. On the other hand, there is much room for new growth in Cathedral City because of the large undeveloped areas. This mixture of the old and the new indicates that the General Plan for Cathedral City requires forward planning for new development, together with strenuous efforts to repair the mistakes of the past and the ravages of time. The City must be prepared to make serious commitments for becoming self-sufficient in anticipation of dwindling State resources. It must develop local bases of financing; it must develop a purposeful and directed economic strategy; and finally, it must develop policies and programs which can implement the goal of becoming economically self-sufficient.

## 1. EXISTING CONDITIONS

Cathedral City has, over the years, maintained a strong commercial base with relation to its total population. An analysis carried out on the alternative General Plan scenarios indicated that the percentage of land dedicated to revenue producing activities, such as commercial/retail, hotel and industrial was significant in all of the selected models. The adopted General Plan encompassed a substantial commercial/industrial base and recognizes the importance of nurturing that base so that it can become a strong and diversified support for the community. At the present time, Cathedral City serves a regional market, being strategically located between Palm Springs and Rancho Mirage. Historically, Cathedral City has been receptive to many commercial enterprises which the nearby cities have, for one reason or another, rejected. These types of commercial enterprises generally fall within the category of retail or service businesses that tend to provide support and service for a year-round community. There appears to be a continuing trend in this direction which is motivated by several factors. Cathedral City is geographically centered between major arteries serving the upper and lower valley. It is in a strategic position relative to servicing commercial enterprises. The accessibility of these commercial enterprises is also enhanced by the fact that they may be reached either by Interstate 10, Ramon Road or Highway 111. The emphasis in the current General Plan on increasing the arterial flows in both a north-south and east-west direction to and from the city will enhance this commercial viability.

## 2. NEEDS

Cathedral City is a unique combination of the old and the new. There is much which needs to be remedied; there are deficiencies in the infrastructure and circulation patterns of the City. There are significant vacant subdivided areas with plotted and recorded lots. Portions of these areas have streets and other parts of the infrastructure of services already in place. There is little uniformity concerning the quality of these streets and services. Some are adequate and others, such as the water system, are in need of substantial upgrading to meet community development goals. Sewers are non-existent in much of the community. All of this highlights the fact that a particularly strong economic base is essential if these very visible deficiencies are to be corrected.



### 3. OPPORTUNITIES/CONSTRAINTS

As the visual blight mentioned before is so apparent, there is also much room for new growth in Cathedral City because of the large undeveloped areas. It is these undeveloped areas, taken in concert with the development of existing commercial areas, that present the greatest challenge for planning, as well as the greatest opportunities for enlightened commercial and industrial development. Large areas of land located at strategic places along committed arterial highways are currently available for specifically planned types of commercial and industrial development. Here lies the basis for an economic strategy necessary to develop a continuous revenue producing base for the City of Cathedral City.

Currently, the City has a wide diversity in its commercial and retail establishments. The General Plan proposed for the ultimate development of Cathedral City concentrates on defining and enlarging this diversity of commercial enterprise. One of the obvious implications of this strategy is that the broader the commercial/industrial base, the more resistant the local economy will be to economic downtrends. The diverse commercial base has proved itself to be one of the valuable parts of the existing Cathedral City community. Therefore, it would be prudent to enhance and strengthen this general approach by providing for programs and policies which would implement a diversification and which would provide for concentrations of commercial development which would be attractive to future commerce and industry in Cathedral City.

#### In Summary:

- a. Opportunities for an expanded economic base (commercial/industrial development) need to be identified and pursued.
- b. Business districts need to be enhanced, particularly with respect to ease of access and parking, in order to improve competitiveness in the valley market area.
- c. Inefficiencies in Highway 111 commercial area need correction.
- d. Convenient employment centers must be provided throughout the City to balance residential development without detracting from the vitality of the downtown area.

### 4. OBJECTIVES, POLICIES AND PROGRAMS

1. Objective: There will be productive, well defined commercial, office and industrial areas.
  - 1.1 Policy: The City will plan for and protect the purposeful development of revenue producing commercial, office and industrial areas to serve the City and the region.
    - 1.1.1 Program: Establish an Economic Development Commission within the City.

- 1.1.2 Program: Develop a formal economic strategy plan to provide for specific methods to implement the long-term economic program of the City.
  - 1.1.3 Program: Establish a formal set of economic priorities for future long-range fiscal planning.
  - 1.1.4 Program: Identify and become knowledgeable about all sources of governmental/private enterprise financial assistance to commercial ventures such as new forms of lease/purchase financing arrangements; joint financing opportunities through low interest municipal bonds; industrial revenue bonds and other community development programs which are applicable to commercial/industrial development.
2. Objective: There will be an active promotion of business and commerce opportunities.
- 2.1 Policy: The City will collaborate with the private sector in the promotion of commerce opportunities through programs of active participation sponsored by the City.
- 2.1.1 Program: Define the ways and means by which the City can participate in the promotion of business and commerce through joint programs with the Chamber of Commerce and other community groups.
  - 2.1.2 Program: Develop and implement a positive Business Development program to directly assist business enterprises to locate in Cathedral City.
  - 2.1.3 Program: Implement a study of promotional opportunities in the community and region through the Economic Development Commission.
3. Objective: The economic base will consist of maximum revenue producing uses.
- 3.1 Policy: The City shall seek revenue producing uses not satisfied in adjacent communities.
- 3.1.1 Program: Complete and maintain an inventory of possible revenue sources not satisfied in adjacent communities through the Economic Development Commission.
  - 3.1.2 Program: Institute procedures to attract such revenue sources as defined through the inventory.
  - 3.1.3 Program: Develop and maintain a set of economic development priorities for City participation.
4. Objective: There will be a balance between business uses and support systems.

4.1 Policy: The City will strive to maintain a balance between industrial/commercial uses, residential development, labor pool market capability and fiscal/infrastructure capabilities of the City.

4.1.1 Program: Develop a system for monitoring and assessing the degree of economic and fiscal balance/imbalance annually.

5. Objective: There will be tangible support for economic development.

5.1 Policy: The City will establish and maintain efficient permit processing procedures for business uses.

5.2 Policy: Develop arterial highway system priorities to improve the access to commercial/industrial development.

5.3 Policy: Coordinate with the Sun Bus to provide adequate service for commercial/industrial areas.

5.4 Policy: Coordinate infrastructure and transportation programs with the Economic Development Commission.

#### D. SUPPORT SYSTEMS

The primary purpose of the Support Systems portion of the Plan is to maintain or facilitate the basic structure, living environments and economic activities of the City. These systems include transportation, public facilities and services, utilities, and energy.

Although these systems are usually installed and maintained separately, there are many interrelationships between them. The transportation system provides linkages between many of the public facilities and many of the public facilities and utilities locational alignments are coterminous with the transportation system street alignments.

The scope of this division of the Plan is to define the existing conditions, needs and opportunities for each of the support systems, and to establish policies, and programs to achieve identified Plan objectives.

#### 1. TRANSPORTATION SYSTEM COMPONENT

##### a. Scope









This section of the Plan defines the nature and function of the various elements of the transportation system. These elements include the hierarchy of surface streets, and non-vehicular modes of transportation and are depicted on Exhibit 7.

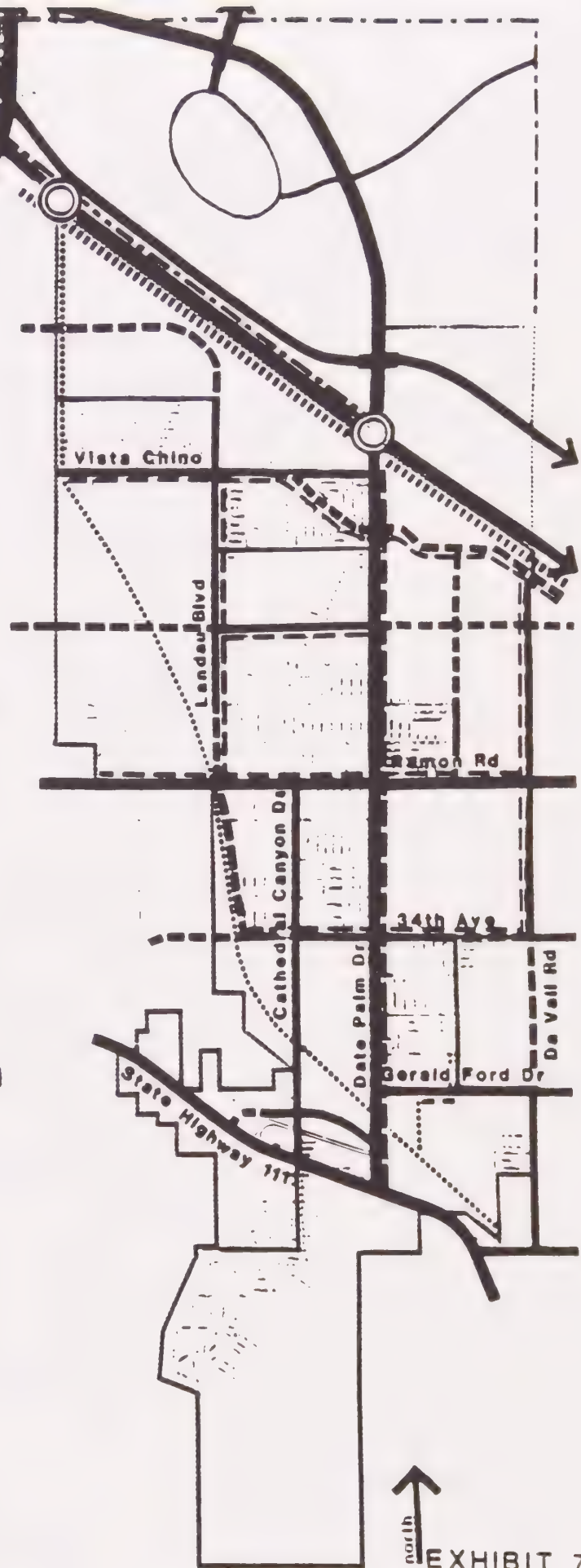


# TRANSPORTATION

(Refer to General Plan Map Exhibit in jacket)

## Legend

-  Interstate 10
-  Arterial Highway  
110' Right of way
-  Major Highway  
100' Right of way
-  Secondary Highway  
88' Right of way
-  Interchange
-  On-street trails
-  Off-street trails
-  Palm Springs Airport
-  Southern Pacific Railroad



CATHEDRAL CITY  
GENERAL PLAN

b. Existing Conditions

Transportation. Circulation within Cathedral City is comprised of a series of north-south and east-west arterials, generally coinciding with section demarcations and establishing a grid system. According to the City's Master Plan of Streets and Highways, existing roadways have been classified as arterials, highways, major arterials, and secondary arterials. The master planned roads in the City are identified below.

1) Arterial Highway (110-Foot Right-Of-Way)

State Route 111  
Date Palm Drive  
Ramon Road  
Vista Chino (westerly of Date Palm Drive intersection)  
Palm Drive  
Mountain View Road

2) Major Highway (100-Foot Right-Of-Way)

Date Palm Drive (south of Highway 111)  
Dinah Shore Drive (34th Avenue)  
DaVall Drive  
Landau Boulevard  
Perez Road from Highway 111 to Date Palm Drive  
Tamarisk Row Drive (proposed)  
Varner Road  
Vista Chino Road (proposed, easterly of Date Palm Drive)  
Gerald Ford Drive

3) Secondary Arterial (88 foot Right-Of-Way)

Cathedral Canyon Drive  
D Street (between Van Fleet Avenue and Date Palm Drive)  
Edom Hill Road  
Los Gatos (easterly of Date Palm Drive)  
Perez Road (south of Highway 111)  
Santoro Road (proposed)  
Terrace Road  
30th Avenue (easterly of Landau Boulevard)  
Van Fleet Avenue (from D Street to Cathedral Canyon Drive)  
Verona Road

4) Collector (60 to 66 foot Right-of-Way)

Second Street (between Van Fleet Avenue and Date Palm Drive)  
D Street (between Van Fleet Avenue and Cathedral Canyon Drive) (Res. No. 88-51, May, 1988)

(Revised May, 1988)

Many roadways listed above are not improved to the full right-of-way/cross-section. Improvements throughout the City vary from two to four lanes (divided and undivided). Intersection control consists of boulevard stop signs and signalization, primarily along the major routes (e.g., Date Palm Drive, Vista Chino, 34th Avenue, Ramon Road, etc.)

Based on existing improvements, most roads are operating at a level of service C or better; however, minor exceptions do occur on Highway 111, on Cathedral Canyon Drive north of Highway 111, and along Ramon Road west of Cathedral Canyon Drive. Average daily traffic volumes are heaviest on Ramon Road (25,000 to 34,000 ADT), Cathedral Canyon Drive (11,000 to 15,000 ADT), Date Palm Drive (11,000 to 22,000 ADT), and Highway 111 (32,000 to 36,000 ADT).

(Revised May, 1988)



In addition to the surface street system, Cathedral City's transportation system includes mass-transit, non-vehicular trails and the opportunity for air connections through the Palm Springs airport.

Cathedral City has public transit service available along Highway 111, Ramon Road, and Date Palm Drive. SunBus provides the public transit service via Routes 19 and 20. The only existing bike path/trail system follows a portion of the Whitewater River drainage channel.

c. Needs

Transportation system needs can be broken down into remedial actions and improvement needs, and needs relating to actual expansion of the transportation system network.

In terms of remedial actions and improvements, incomplete portions of the street system need to be completed and portions in disrepair or inadequately improved need to be brought up to acceptable standards. In addition, areas of existing and potential congestion require corrective/preventative action. A particular problem leading to potential congestion on the major arterials are the excessive access points resulting from small lots of record fronting directly onto Date Palm Drive and Ramon Road. Congestion is also a problem along Highway 111.

In terms of expansion of the transportation system, several key road links need to be added to the system to enhance east-west linkages through the City. Vista Chino needs to be extended easterly of Date Palm to connect to Da Vall Drive. Landau Boulevard needs to be extended northerly of Verona Road to the west to eventually connect to Palm Drive. These linkages as well as several others are shown on Exhibit 7.

d. Opportunities/Constraints

The transportation system provides a significant opportunity to tie the key elements of the City's "living environment" together within the community structure framework established by the freeway and major arterial system. The transportation system also provides for movement of people and goods between the various use areas and activity centers of the City. This is accomplished by improving existing arterial routes and providing additional new links.

This system provides opportunities for internal circulation within the City in two basic modes: vehicular and non-vehicular. The vehicular mode is comprised of the surface street system which includes a hierarchy of facilities from Arterial Highways down to local streets. It also includes mass transit routes which provide both inter-city and intra-city connections. The vehicular transportation system is comprised of the following street facilities:

#### 1) Arterial Highways:

Arterial Highways serve to move large volumes of traffic from one part of the City to another and provide linkages to the larger regional circulation system serving the surrounding cities. An arterial highway is a six-lane, divided roadway with a design capacity of 45,000 to 54,000 vehicles per day. Arterial highways also form a major element of the Community Structure and are discussed in that context in Section II, A, 3.

#### 2) Major Highways:

Major Highways are intended to carry traffic from local residential streets to and from traffic generators such as employment, major retail or public facilities. These facilities may also serve to direct traffic to and from Arterial Highways. A major highway is a four-lane, divided or four-lane with painted median roadway with a design capacity of 30,000 to 36,000 vehicles per day.

#### 3) Secondary Highway:

Secondary Highways serve in a similar capacity as major highways but carry lower volumes of traffic and generally serve residential areas. A Secondary Highway is a four-lane, undivided roadway with a design capacity of 20,000 to 24,000 vehicles per day.

#### 4) Collector Street:

Collector Streets serve to carry local traffic to the larger volume traffic facilities described above. Collectors usually provide the primary circulation element within individual neighborhoods and developments, and are intended for both vehicular and pedestrian access. A collector street is a two-lane roadway with a design capacity of 10,000 to 15,000 vehicles per day.

#### 5) Local Street:

Local Streets are the smallest element in the vehicular transportation network. They provide direct property access and serve as a feeder system to collectors and larger traffic carriers. Where local streets are cul-de-sacs, they should not exceed 600 feet in length. Local street capacity ranges from 3,000 to 5,000 vehicles per day.

Cross-sections are shown for each street facility in Exhibit 8. Several special sections are included to serve identified special needs, i.e., flared arterial intersection, and industrial collector. The flared arterial intersection has been developed to handle high volume intersection conditions where increased turning movements must be accommodated to maintain acceptable levels of service. Increased rights-of-way would be required for a minimum 300 foot length on each flared arterial intersection approach. In many instances, owing to local property configurations or development constraints, it may be necessary or prudent to revise special sections for certain links in the system. This is acceptable as long as the capacity required is provided.

In order to minimize the amount of right-of-way required and still accomplish the purposes of the arterial system, particularly along the dominant routes through the City and where trails occur, a system of public service easements (PSEs) is proposed. This allows some design flexibility and, along with required setbacks and frontage treatments, achieves an efficient and visually pleasing arterial system.

Mass-transit (bus) routes are accommodated on the surface street system and are provided on a regional basis by SunBus. SunBus is responsible for review and designation of services, and can revise schedules and routes according to expressed need and growth patterns.

The non-vehicular mode of the transportation system is comprised of three basic elements: a trail system, rail facilities, and air facilities through the Palm Springs Airport. These elements provide the City with additional opportunities for circulation, access, and linkages to serve the major land uses of the Plan.

The trail system is comprised of pedestrian, bicycle, cart and equestrian facilities which can be located both within street rights-of-way and within their own easements. Trails provide an opportunity to link key activity areas together, provide access to open space areas not served by the vehicular road system, and serve to reduce the dependence on vehicles and vehicle miles traveled.

Rail access is possible along the Southern Pacific Transportation Company facility which parallels Freeway I-10. Rail access provides an opportunity to service industrial development and to attract those types of industrial and commercial development which require rail proximity.

Air access is possible through the Palm Springs Airport which is located just westerly of the City along Ramon Road. This access provides an opportunity for the City to make interstate and intrastate connections which may be important in attracting potential commercial/industrial uses to the City. Although the airport is not within the City limits, the street system has been designed to maximize vehicular access towards the airport area.

The transportation systems are shown in Exhibit 7.

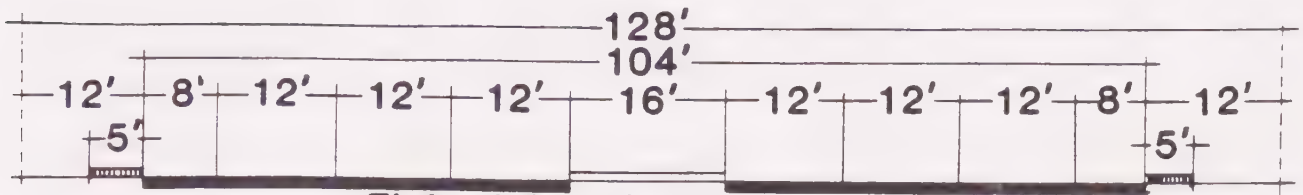
e. Objectives, Policies and Programs

Based on the transportation system conditions, needs and opportunities outlined above, the following objectives are established as desired future conditions toward which the Plan is directed. Policies and programs are also identified to achieve transportation system objectives and maximize opportunities.

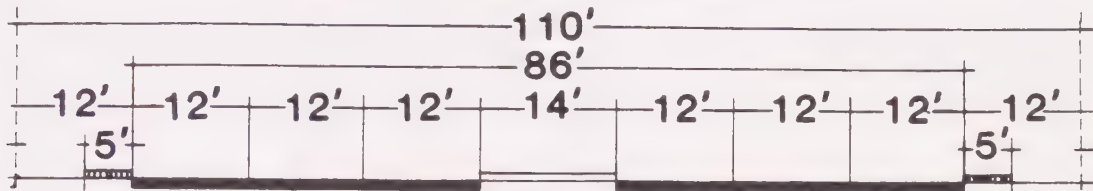


# TRAIL and STREET SECTIONS

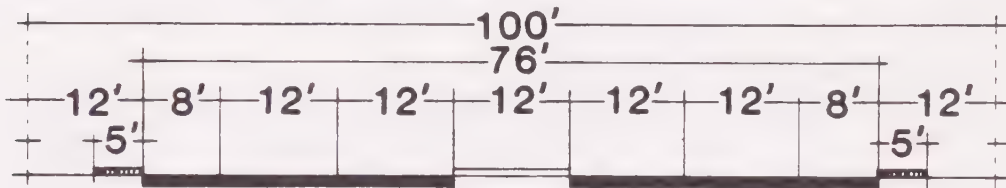
EXHIBIT 8



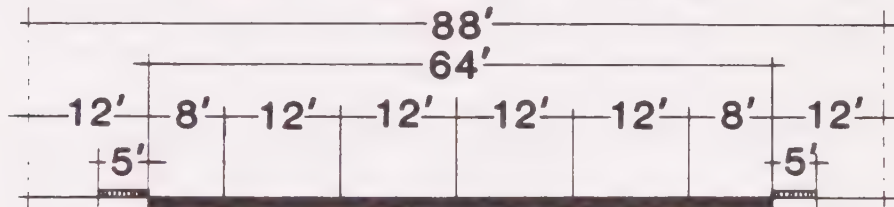
Flaired Arterial Intersection



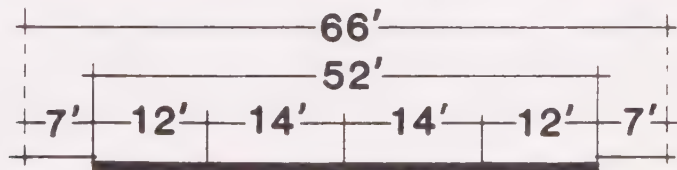
Arterial Highway (6 lanes)



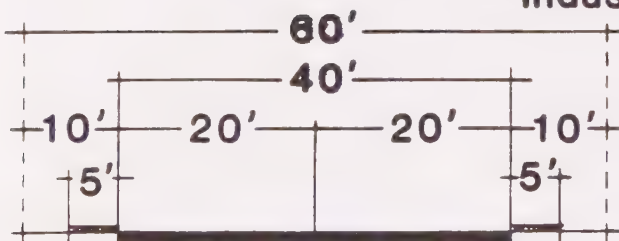
Major Highway (4 lanes)



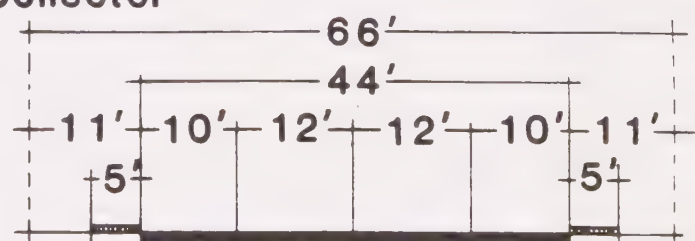
Secondary Highway (4 lanes)



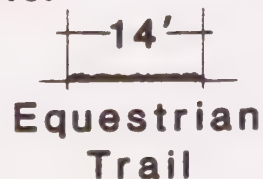
Industrial Collector



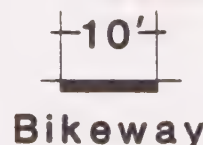
Local Collector



Residential Collector



Equestrian Trail



Bikeway

1. Objective: The transportation system will provide for the safe, convenient, expeditious, and environmentally acceptable movement of people and goods.
  - 1.1 Policy: The City encourages the improvement of the local street system through the use of appropriate traffic control and design techniques which increase the efficiency and safety of traffic movement within the City.
    - 1.1.1 Program: Develop and enforce street improvement and maintenance standards.
    - 1.1.2 Program: Establish a Capital Improvement Program for remedial right-of-way acquisition and maintenance. This would allow for possible street realignments/reconstructions including opportunities for street vacations to enhance traffic circulation, particularly along the City's commercial arterial corridors where street intersections are offset or spaced too close to one another.
    - 1.1.3 Program: Maximize traffic carrying capacity in the Arterial corridors through cooperative efforts with other Agencies, property owners and local businessmen. Common or reciprocal access, parking and on-site circulation agreement between owners is encouraged. Where possible, direct access to commercial sites from side streets is encouraged.
    - 1.1.4 Program: Identify and pursue special circulation design studies where localized conditions require revised street patterns and/or special sections. Identified solutions/alternatives should be pursued and could include such actions as realigning offset intersections which are forcing unnecessary cross-traffic movements, reducing the number of closely spaced side streets intersecting an arterial corridor (i.e., street vacations or conversion to designated common parking areas or alleys) and developing master street plan and specific plans to control the nature of private development or provide development incentives. Further improvements within the arterial could include raised medians (preferably landscaped) and other authorized traffic barriers or control devices.
    - 1.1.5 Program: Develop a plan and regulatory mechanism to restrict truck traffic to arterial and major street classifications.
  - 1.2 Policy: Direct access to all street facilities above Collector Streets shall be judiciously controlled to minimize

traffic conflict points and promote efficient and safe traffic movements within the City.

- 1.2.1 Program: Develop standard conditions of approval for subdivision maps and major project approvals which restrict access points to a minimum 200 foot spacing (near edge to near edge), and/or require dedication of access rights.
- 1.2.2 Program: Identify areas of excessive access to focus remedial actions to eliminate points of conflict.
- 1.3 Policy: The City shall encourage the development of additional north-south linkages between I-10 and Highway 111, and east-west linkages between Palm Springs and Rancho Mirage.
  - 1.3.1 Program: Develop a system for establishing annual priorities for street and highway improvements based on need.
  - 1.3.2 Program: Establish plan lines for the preservation and dedication of identified street rights-of-way on the Transportation System Diagram.
- 1.4 Policy: The City shall maintain a local circulation system based on a hierarchy of streets which are designed to serve different functions within the transportation system.
  - 1.4.1 Program: Adopt street system standards and street sections to guide street improvements.
  - 1.4.2 Program: Adopt a street directional signing program to identify through versus local traffic routes.
- 2. Objective: A balanced transportation system composed of vehicular and non-vehicular facilities and facilities access will be maintained.
  - 2.1 Policy: The City shall encourage the use of mass transportation to reduce vehicle miles traveled, accommodate residents without private transit means, and reduce energy use.
    - 2.1.1 Program: Coordinate with Sun Bus to encourage adequate bus service for all residents of the City.
    - 2.1.2 Program: Provide for transit facilities at appropriate activity centers throughout the City.
    - 2.1.3 Program: Identify and develop special transportation system improvements to serve the needs of elderly, handicapped and disadvantaged citizens.



- 2.1.4 Program: Establish and maintain a transportation and traffic committee to advise the City Council on transportation issues and priorities.
- 2.1.5 Program: Establish methods for insuring citizen participation and intergovernmental coordination in transportation matters.
- 2.2 Policy: The City shall provide a secondary circulation system consisting of pedestrian, bicycle, and equestrian facilities.
  - 2.2.1 Program: Develop right-of-way requirements and improvement standards for bicycle and equestrian trails.
  - 2.2.2 Program: Pursue State and Federal funds for implementation of bikeways.
- 2.3 Policy: The City shall recognize the special safety needs of the secondary circulation system user.
  - 2.3.1 Program: Establish minimum standards for separation of vehicular traffic and trail facilities.
  - 2.3.2 Program: Establish trail crossing points of vehicular facilities to coincide with signalized or otherwise controlled crossings.
  - 2.3.3 Program: Establish standards for handicapped access improvements.
- 2.4 Policy: The City shall encourage the development of a balanced transportation system.
  - 2.4.1 Program: Develop a transportation system which provides adequate interface to rail and air facilities.
  - 2.4.2 Program: Prepare and adopt rail served site development standards.

## 2. PUBLIC FACILITIES AND SERVICES COMPONENT

### a. Scope

This section of the Plan describes the facilities and services which constitute the basic "infrastructure" of the City. The term "infrastructure" is a collective term for water delivery, wastewater systems, and drainage facilities. It can also include the public services provided to the community in terms of fire, police, schools, parks, libraries, civic center facilities and solid waste collection.

The discussion of estimated costs are based on very general information from the sources indicated and are valuable only to indicate rough order-of-magnitude cost levels. More specific and current figures will have to be developed as part of the capital improvement and budget process in concert with the appropriate agencies.

b. Existing Conditions

1) Water:

Two agencies have jurisdiction and are responsible for providing domestic water to residents and users in Cathedral City. Their service areas and facilities are depicted on Exhibit 9. These agencies, the Desert Water Agency (DWA) and the Coachella Valley Water District (CVWD), presently maintain water storage and backbone distribution facilities in the City.

The area served by the DWA includes that portion of Cathedral City which is south and west of the Whitewater River and west of what would be the extension of Date Palm Drive south of Highway 111 (to the City limits). Facilities maintained by the DWA include water storage tanks and reservoirs and distribution main facilities; in addition, several wells exist in and adjacent to the City which serve as a water source.

The area northerly of I-10 is within the CVWD service area. A new 5 million gallon water reservoir has recently been constructed within the Sphere of Influence, north of Flat Top Mountain. A second reservoir is planned for the future. The District does indicate plans to ultimately provide a water storage facility in that area or pump water northerly of the freeway from the existing distribution system.

2) Wastewater

The same two agencies are responsible for providing wastewater conveyance and treatment facilities for Cathedral City. Their respective service areas are the same as outlined for water service and also are shown on Exhibit 9.

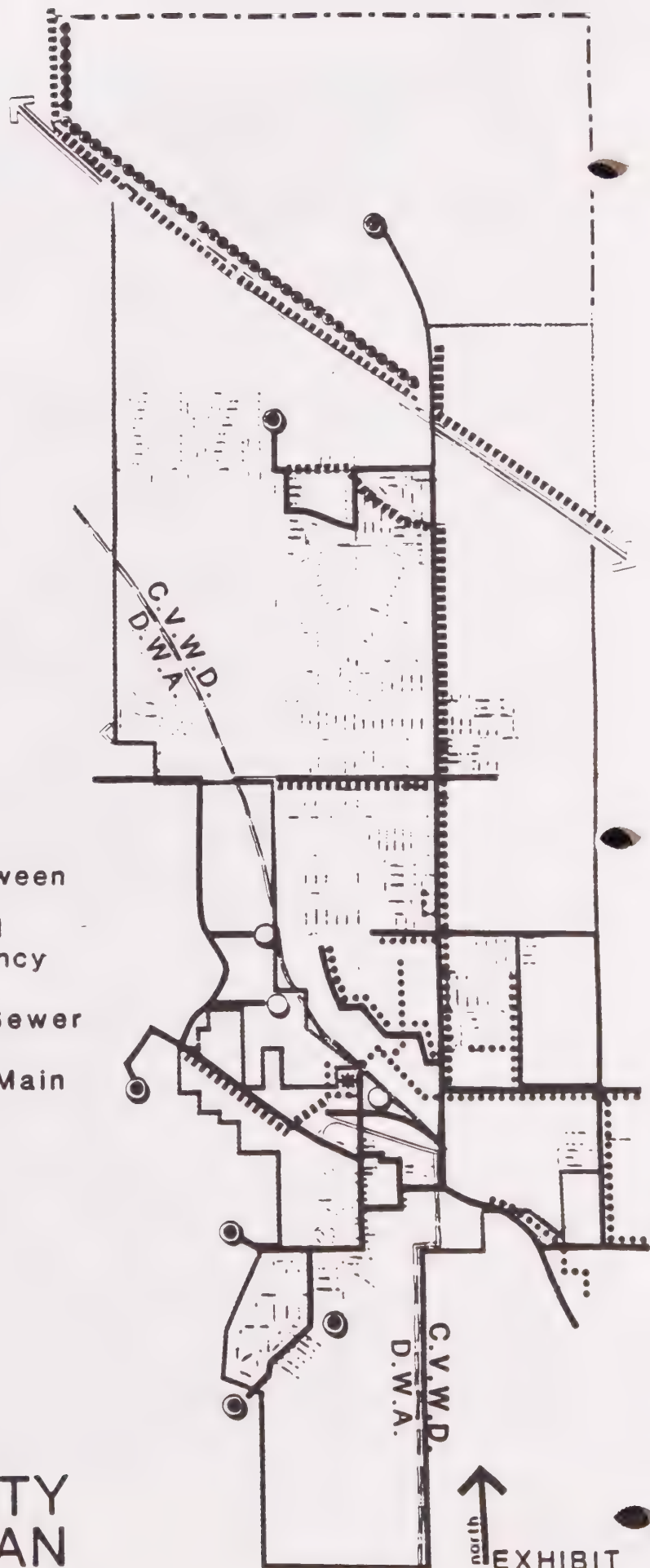
The CVWD is responsible for providing wastewater conveyance and treatment for the area north and east of the Whitewater River (and east of the future Date Palm Drive extension south of Highway 111). Facilities maintained by CVWD include sewer trunk lines in the central portion of the City. Sewer mains exist along Date Palm Drive from Gerald Ford Road northerly to Ramon Road, along Gerald Ford Road to Da Vall, and southerly along Da Vall to Frank Sinatra Drive. The majority of the area served by CVWD, including all of the area northerly of Ramon Road, is not sewered and relies on individual septic systems. CVWD maintains a wastewater treatment plant at its Cook Street facility southeasterly of Cathedral City. All wastewater collected within Cathedral City is conveyed to this treatment plant by gravity flows.

# SEWER and WATER

## Legend

- Reservoir
- Well
- Water line
- \* Pump station
- ..... Sewer line
- Boundary line between  
c.v.w.d. Coachella Valley  
D.W.A. Water District and  
Desert Water Agency
- ..... Proposed Trunk Sewer
- ..... Proposed Water Main

## CATHEDRAL CITY GENERAL PLAN





The DWA is responsible for providing wastewater conveyance facilities for that portion of Cathedral City which is south and west of the Whitewater River and west of what would be the extension of Date Palm Drive south of Highway 111. Facilities maintained by the DWA are limited and include a sewer trunk northerly of and parallel to Kieley Road which carries wastewater from a development area within the City of Palm Springs, to a pumping station on Cathedral Canyon Drive just south of the Whitewater River. This pump station, in combination with a force main, carries wastewater across the river and into the CVWD trunk main system for conveyance to the Cook Street treatment facility.

In reality, practically none of Cathedral City within the DWA service area is presently sewered, but rather it is served by individual septic systems. The DWA has a policy which requires new developments to provide dry sewer lines for eventual hookup if no trunk main exists adjacent to the development area.

### 3) Drainage:

Storm drainage facilities are the responsibility of the City's Public Works Department. These facilities normally include the storm drain system constructed within street rights-of-way and any additional drainage conveyances from the street storm drain system into the regional flood control facilities such as the Whitewater River. In areas where storm drains do not exist, water is carried within the streets paved section, normally in the gutter along both sides of the street.

Cathedral City has been developed to date with virtually no in-street storm drain piping system. Thus all surface flows are directed onto streets where the storm runoff is carried along the curb and gutter until it outfalls into the regional flood control facilities.

### 4) Fire Protection:

Fire protection and rescue services are provided by the City's recently established (1988) Fire Department. There is one fire station within the city limits which houses one fire engine, a city squad and city rescue. A second engine, which is used as battalion relief is also housed in the facility and used when not needed to cover for an engine under repair. A fire station was recently completed (1987) near the southwest corner of Date Palm Drive and Ramon Road.

### 5) Police Protection:

Law enforcement in the City of Cathedral City is provided by the City's full service police department. The police force will maintain a ratio of one sworn police officer per 700 permanent population.

6) Schools:

The entire City is located within the jurisdiction of the Palm Springs Unified School District. Presently, the District has 13 schools, including 10 elementary schools (K-6), two middle schools (7-9), and one high school (10-12). Of these facilities, three are located in Cathedral City: Agua Caliente and Cathedral City Elementary Schools and Nellie Coffman Middle School.

Based on the information available, the schools in Cathedral City have a capacity of than 2600 students and enrollment of 1994. Approximately 23 percent capacity is presently available.

7) Parks and Leisure Services:

There are presently two formal park facilities to serve the City. The first is a school/park combination facility at the Cathedral City Elementary School on Second Street. The other is a neighborhood park in the north central portion of the City on Tachevah Drive. In 1986 the City completed the Community Center to serve the senior citizens and leisure services programs. It is located at Van Fleet and Highway 111.

8) Library:

Library services are provided by the City and County Library Systems, with budgetary control designated to the Riverside County Board of Supervisors. A branch library facility in Cathedral City exists on A Street, just off of Highway 111.

9) Civic Center:

The Cathedral City offices are presently located on Perez Road in a portion of a larger complex of business park type uses. The civic center as it now exists does not include any other community facilities besides the City Hall offices, city police office, and Council Chambers. A public works office and maintenance yard was recently completed (1987) just southwest of the intersection of Date Palm Drive and Ramon Road, in conjunction with the new fire station.

10) Solid Waste Collection:

Solid waste collection is presently performed by private haulers who utilize two area sanitary landfills: the Edom Hill and Coachella Sanitary Landfills.

c. Needs

Public facilities and services needs/deficiencies consist of both remedial actions and system or service expansions. Much of the public facilities needs will result from future growth as a result of this Plan and should be addressed as development occurs. However, planned expansion of major service facilities should be programmed in advance of actual need.

1) Water:

Water service is presently provided to virtually all of the developed or subdivided areas of the City. However, the main water transmission system south of I-10 is generally inadequate and should be upgraded to accommodate future development. Facilities north of Interstate 10 include a 1 million gallon water storage tank and a main, approximately 2 miles in length, extending from the reservoir to the vicinity of Date Palm and Vista Chino. In addition, the subdivided residential areas north of 34th Avenue which are programmed for higher density land use than originally planned may have fire service water delivery deficiencies based upon established City fire flow standards. This may require remedial actions to increase line sizes or parallel existing lines.

2) Sewer:

Wastewater collection facilities presently serve a limited area of the City. The backbone collection system needs to be expanded to serve areas of future land use development or intensification. This is particularly pertinent in the area north of Ramon Road where extensive subdivisions were approved with small lot septic systems. The intensification of development called for by the Plan will probably necessitate the sewerage of much of this area. The area north of I-10 has no collection facilities at present and proposed land uses in that area will require collection system expansion, possibly through Assessment District implementation or other governmental efforts.

Sewer facility deficiencies are extensive, particularly south of I-10. However, CVWD has installed a 15" sewer line, along Date Palm from Ramon Road to 30th Avenue; a trunk facility must also be constructed in Ramon Road from Date Palm west to the Whitewater. North of I-10, a sewer main extending in Date Palm south to the freeway and then easterly along that route must also be constructed. In the DWA, additional facilities will also be needed, including a trunk facility in Highway 111 as depicted on Exhibit 9. All sewer trunk facilities will be 15-inch mains.

Description of these facilities is identified below:

Coachella Valley Water District Facilities:

- o Extend trunk main northerly up Date Palm Drive and along Vista Chino; west on Ramon Road to Whitewater.
- o Extend sewer down Date Palm Drive at Gerald Ford Drive to Highway 111 and along I-10.

Desert Water Agency Facilities:

- o Extension along Highway 111.



### 3) Drainage

Presently no facilities exist other than surface street carrying capacity and regional flood control facilities. New development areas need to incorporate both master planned storm drains as well as in-street storm drains. In addition, remedial improvements to install storm drain facilities should be planned for existing developed areas.

Exhibit 11 depicts the Master Plan of Drainage proposed for Cathedral City. The Plan includes a system of concrete pipes, box culverts, storm drains and other drainage facilities. Most of the master plan improvements occur in the northern portion of the City. Because a portion of the City lies within the limits of the Rancho Mirage watershed, and hence, master plan boundary, the facilities necessary to provide storm protection have been identified in the Plan for Flood Control and Storm Drainage for that City.

### 4) Fire Protection:

Two fire stations exist within the City. Based on the one and one-half mile service radius criterion established by the County and Insurance Services Offices, one additional fire station will be required to provide an adequate level of fire protection to residents and businesses in Cathedral City. This station will be necessary as development occurs north of I-10.

Exhibit 10 identifies a candidate location for the proposed fire station. This station will provide primary fire protection in the area north of Interstate 10.

Facilities, improvements and equipment necessary to implement each fire station, not including site acquisition include:

- Fire station - contains 2 engine companies and a rescue squad

- Site Improvements - landscape, paving, etc.

- Fire Engine

- Rescue Squad Equipment

- Volunteer Squad Equipment (15 men)

### 5) Police Protection:

The service standard for police protection has been determined to be one officer per 1000 people residing in the City.<sup>1</sup> The long-range growth projections for the City based on the General Plan indicate an increase to a population of 90,000 year round residents. Based on the present standard of 1 officer per 1000 residents, an additional 72 police officers will be required to serve the community. (90 patrol officers and sergeants total)

<sup>1</sup> City of Cathedral City Police Department.

6) Schools:

Buildout of the Plan will generate approximately 7300 students within the City, however, this buildout will probably occur over an extended time frame. Within the Sphere of Influence, approximately 1,900 students will be generated. This will necessitate the addition of school facilities to accommodate this student generation.

7) Parks:

Development of the Plan will increase the resident population of the City from its present population of approximately 19,210 to an ultimate maximum population of approximately 64,000 people. Within the Sphere of Influence, an ultimate maximum population of approximately 17,000 is projected. This increase in population will necessitate the provision of additional public park facilities if the intended ratio of park acres to population is going to be maintained.

8) Civic Center:

As the City grows through development of the Plan, a larger city administrative office complex may become necessary. The City may also want to consider consolidating other community facilities with the City Hall in a civic center complex. Such a complex might include a senior citizens center, library, fire station or other similar facilities.

d. Opportunities/Constraints

Public facilities and services provide the basic support functions necessary to sustain the City's living environment and business functions. All of these facilities and services provide an ongoing, daily support function, and provide the necessary infrastructure system upon which opportunities for development and the attraction of economic growth must be built.

Those public facilities and services which provide this support base, depicted on Exhibits 9, 10 and 11, include:

- wastewater collection and treatment
- water distribution
- drainage facilities
- fire protection
- police protection
- school facilities
- park facilities
- library facilities
- civic center facilities

Wastewater and water distribution facilities are presently provided by two different agencies, and their respective service areas divide the City along the Whitewater River. Collection facilities are limited primarily to the southerly portion of the City, thus the opportunity for future growth in the northerly portion of the City,

particularly the intensification of development along the I-10 corridor will require wastewater facility extensions into that area. In addition, opportunities for intensification of development within much of the existing subdivided residential tracts northerly of Ramon Road will require sewerage to replace individual septic systems which have been designed to accommodate single-family detached homes.

In anticipation of growth, the City is pursuing the implementation of major Assessment Districts which not only will provide sewers, but will include water and street upgrades including drainage. Drainage facility improvements provide the opportunity to enhance property and life safety within the City and may make areas of the City more attractive to potential development interests. The greatest opportunity to realize drainage improvements is through the approval of new development. Remedial improvements in existing development areas will be more costly to achieve.

Fire protection facilities will also require expansion in the northerly portion of the City to ensure adequate emergency response time and fire flows. It is logical that a third fire station be located north of Interstate 10. In addition, opportunities for intensification of development in some areas may require up-sizing or paralleling of water distribution lines to ensure adequate fire flows. This may require remedial work to accomplish.

Police protection will need to be expanded as intensification of development occurs within the City.

School and park facilities provide opportunities to introduce activity centers and open space elements into the community and to establish neighborhood identity. Large scale park facilities also provide the opportunity for community access to major open space and/or natural features within the City.

It is desirable to establish a park development program for the City which will reinforce an overall park/recreation system. In assessing current and future need for park facilities, the City should utilize the standard of 2 acres of park per thousand population, or in lieu thereof, accept payments for park purposes which would be equal in value to the unimproved land for which the payments were substituted.

The establishment of a new civic center complex provides the opportunity to cluster a number of community facilities in one location. This may improve administrative coordination and access to the public as well as achieving efficiencies in physical building space use. Establishing a civic center complex can also be a strong impetus to creating a community identity and focal point. The location of this facility complex can also be an impetus to creating a community identity and focal point. The location of this facility complex can also be an impetus to other private development and, if located in the central or northern part of the City, can serve to stimulate new development in that area.



# PUBLIC FACILITIES

## Legend

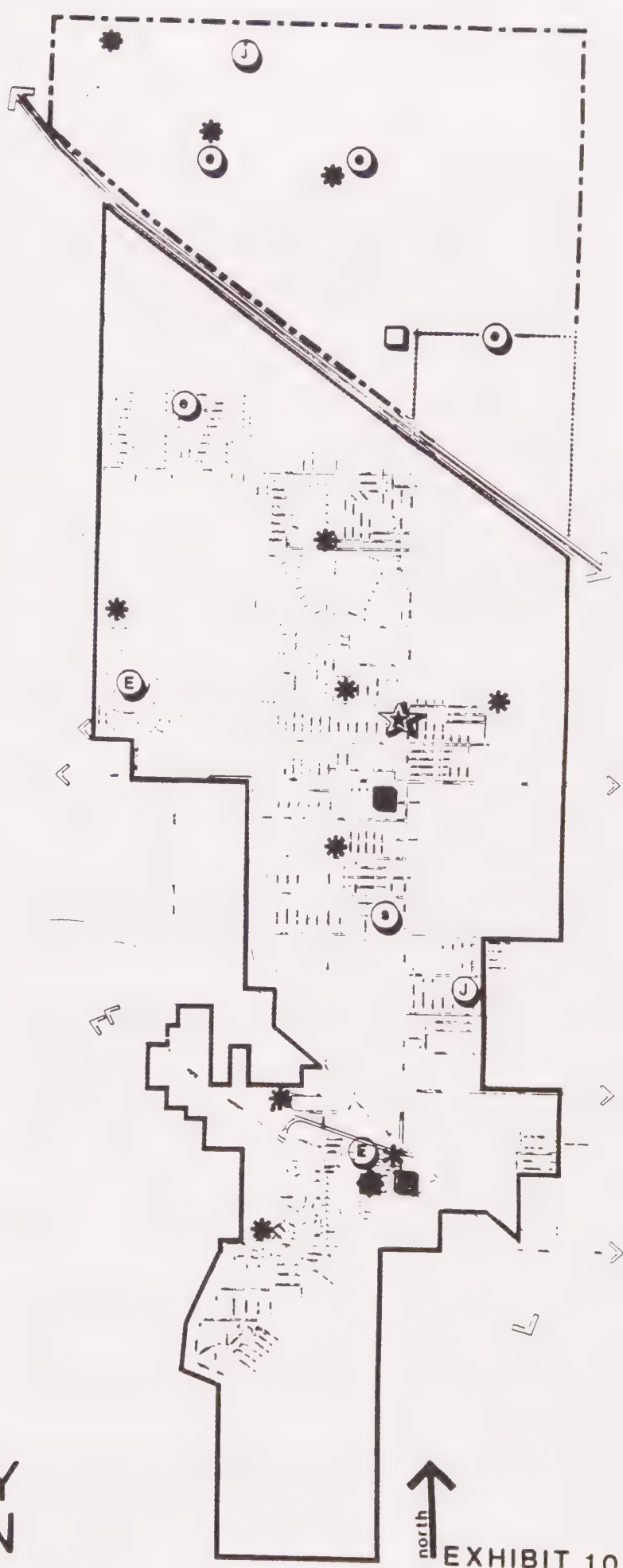
### EXISTING FACILITIES

- Fire Station
- ⬠ Library
- ⊙ (E) Elementary School
- ⊙ (J) Junior High School
- \* Park

### PROPOSED FACILITIES

- ★ Civic Center
- Fire Station
- ⊙ (E) Elementary School
- ⊙ (S) Senior High School
- \* Park

# CATHEDRAL CITY GENERAL PLAN



# MASTER PLAN of DRAINAGE

## Legend

—— Master Plan boundary

CITY of  
CATHEDRAL CITY

—P— Proposed drainage facility  
(Reinforced concrete  
pipe)  
—B— (Box culvert)

CITY of  
PALM SPRINGS

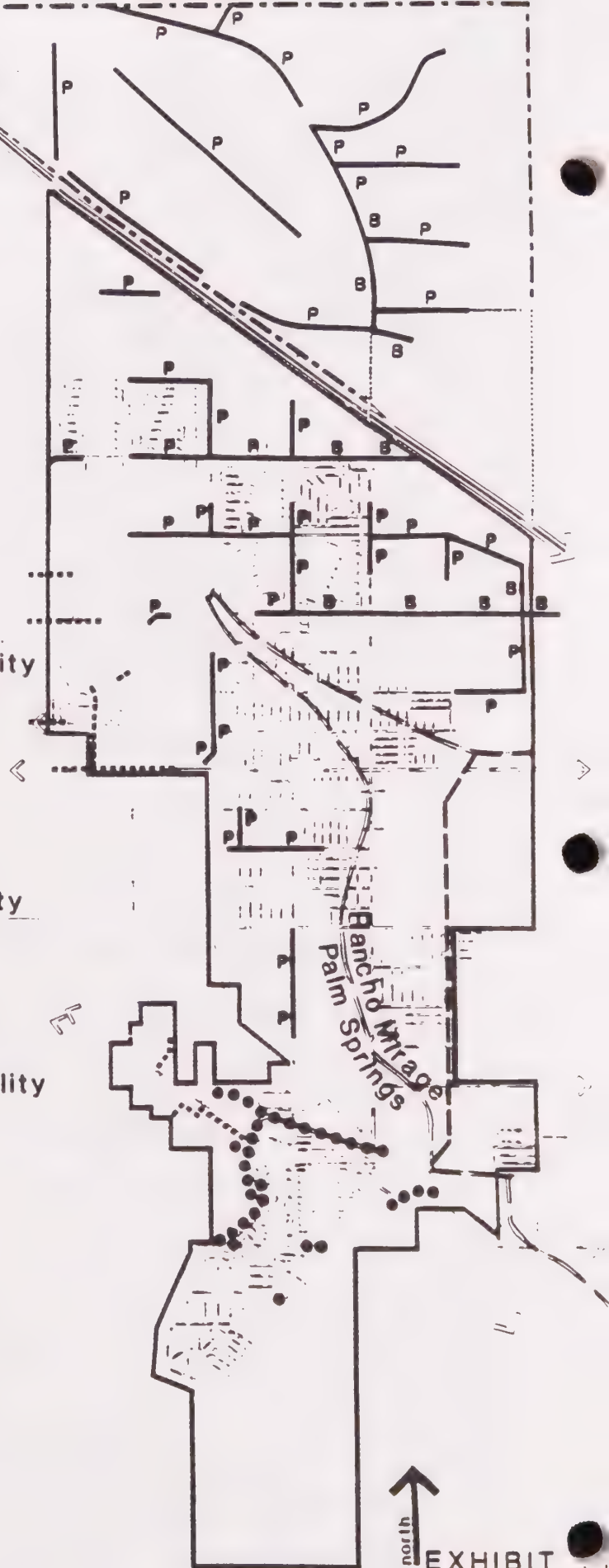
..... Existing drainage facility

..... Proposed storm drain

CITY of  
RANCHO MIRAGE

—— Proposed drainage facility

CATHEDRAL CITY  
GENERAL PLAN



e. Objectives, Policies and Programs

Based on the existing conditions, needs and opportunities outlined above, the following objectives are established as desired future conditions toward which the Plan is directed. Policies and programs are also identified to achieve public facility and service objectives.

1. Objective: Safe, convenient, efficient and environmentally acceptable public facilities and services will exist.
  - 1.1 Policy: The City will cooperate closely with necessary agencies to achieve the expansion of wastewater and water service facilities to accommodate future growth in an efficient and cost-effective manner.
    - 1.1.1 Program: Develop memorandums of understanding between the City and the two agencies serving the City to achieve optimum levels of service and lines of communication.
    - 1.1.2 Program: Explore funding alternatives to facilitate remedial improvements in areas of future development intensification.
  - 1.2 Policy: The City shall maximize the efficiency and cost-effectiveness of public facilities and improvements.
    - 1.2.1 Program: Establish location criteria for parks which encourages joint school/park development.
    - 1.2.2 Program: Establish a Capital Improvement Program to schedule joint development of facilities whenever possible.
    - 1.2.3 Program: Investigate the efficiencies of a Civic Center complex and initiate a site selection study.
  - 1.3 Policy: The City shall strive to achieve acceptable service levels for emergency services.
    - 1.3.1 Program: Establish desirable minimum response times for police and fire.
    - 1.3.2 Program: Initiate a site selection study for a north of Interstate 10 City fire facility.
    - 1.3.3 Program: Work with CVWD to identify methods of increasing fire flows in identified substandard areas.



### 3. UTILITIES COMPONENT

#### a. Scope

This section of the General Plan deals with the utilities concerned with the provision of gas, electricity, telephone and cable television to the City.

#### b. Existing Conditions

The City is currently served through most of its area by the Southern California Gas Company, Southern California Edison Company, General Telephone (GTE) and Coachella Valley Cable Television. The existing infrastructure of utilities is well established and is in existence in almost all of the community areas of the City. There are certain portions which require the extension of gas to individual parcels. However, most of these situations are encompassed by a major grid of high pressure gas lines and represent an infilling process as opposed to an extension of new service mains. Other areas lack cable television.

#### c. Needs

The City has defined certain areas of need relative to the provision of utilities in the future. One condition causing considerable visual blight is the criss-cross pattern of telephone poles and electrical wire transmission lines along major arteries of the City. There is also a need for a consistent system of utility coordination. Planning is currently governed by several diverse agencies and providers but the coordination is spotty, at best.

There is a need for clear, uniform policies and procedures to achieve undergrounding of overhead distribution utilities. This can be coordinated through the Underground Utility Ordinance. Project funding will be in accordance with applicable California Public Utility Commission rules.

There is also a need to insure proper and timely planning of utility distribution systems as well as coordinated construction. Processing requirements for development projects must include verification of coordination with the appropriate utility provider and standards for timely submission.

#### d. Opportunities/Constraints

There are a number of opportunities concerning the utilities in the City. One of the greatest challenges would be the design criteria necessary to accommodate the program of electrical line undergrounding as outlined by the City Council in its undergrounding ordinances. The opportunities for coordination of projects, as well as the installation of utilities, is a relatively unexplored area in the City. There is a demonstrated need for coordination, not only at the project level, but on a consistent review basis at the utility implementation level. Improved coordination between the City and utility companies is an important ingredient in this General Plan

and represents a real opportunity for more efficient community development.

e. Objectives, Policies and Programs

1. Objective: Utility design and planning will be coordinated.

1.1 Policy: The City will work with the utilities providing service in the community to facilitate sound planning and design practices.

1.1.1. Program: Develop project approval procedures in coordination with responsible utility agencies requiring timely submission and appropriate utilities planning/design review and verification.

1.1.2. Program: Formulate and maintain a list of priorities for conversion of applicable utility lines from over-head to underground.

1.1.3. Program: Cooperate in formulation of a Master Plan for delivery of gas service to the unserved portion of the community.

1.1.4. Program: Define, in cooperation with utility companies, specifications for unified trenching to allow for multiple installation.

4. ENERGY COMPONENT

a. Scope

This section of the General Plan deals with the conservation and supply of energy.

b. Existing Conditions

The supply and conservation of energy in the desert area is the subject of critical importance. In order to survive in the desert environment, the efficiency of dwellings to conserve energy is extremely important. Unlike many other areas of the United States, the provision of cooling to the desert is the source of providing a living environment suitable for year-round habitation. The demand for electricity during the extremely hot summer months hits abnormal highs as compared with other utility areas in Southern California. The conservation of energy becomes a significant strategy for achieving a viable living environment with acceptable financial impacts of these utilities costs.

c. Needs

The factors related to the conservation of energy are quite specific in the construction of residential and commercial units in the desert. As these specifically directed construction requirements affect both the heating and cooling of the units, there is great

justification for standardizing and codifying such conservation requirements through the enforcement of upgraded building standards and codes.

d. Opportunities/Constraints

Opportunities within the City exist in the areas of conservation of energy, as well as the investigation of alternative sources of supply of energy. The location of the City in areas of high solar insulation and potential wind resource provide specific opportunities that should be explored.

The largely undefined geothermal resources which may exist have yet to be verified in terms of their ultimate utility. Other concepts including the newly emerging private and public cogeneration small plant installations have not been extensively explored within the desert area but may offer significant advantages.

There is no doubt that, at least initially, response to the energy component will add to development costs, hence purchase price of structures. This will be offset by significant potential reductions in utility costs. The appropriateness of this balance must be evaluated on a case-by-case basis.

e. Objectives, Policies and Programs

1. Objective: Maximum diversity of supply and conservation of energy will be achieved.

1.1 Policy: The City will work with the private sector to actively design, develop and implement programs of energy conservation, residential and commercial and industrial construction.

1.1.1. Program: Explore conservation measures then apply them to building design, to include, but not be limited to:

- Minimal glazing exposure to reduce heat transfer.
- Light colored reflective walls and roofs.
- Extensive insulation in walls and ceilings.
- South oriented roofs for greatest heat gain in winter and ease of retrofit for solar energy installation.
- Weather strip on all doors and windows.
- Entry airlocks (vestibules) to reduce exterior air infiltration.
- Insulated air conditioning air ducts and hot water pipes.
- Active and passive solar heating.



- 1.1.2. Program: Apply the following conservation measures to site design:
- Locate buildings as much as possible to benefit from natural ventilation and cooling; perpendicular to the direction of wind in the summer.
  - Reduce extent of paved surface areas.
  - Shade paved areas by using trees along streets and parking areas.
  - Utilize landscaping to maximize shading of structures in summer months.
- 1.1.3. Program: Investigate feasibility and design criteria of alternative energy supply sources.
- 1.1.4. Program: Participate in research on alternative energy sources, including wind, solar, geothermal and cogeneration.
- 1.1.5. Program: Formulate a position relative to franchise and other joint power agreements involved with the participation in or provision of energy from any of its community resource areas.
- 1.1.6. Program: Formulate the procedural rules and design standards for alternative energy production ventures within the City.
- 1.1.7. Program: Create an energy task force to study the potential of various energy production sources within the community and advise the City Council on implementing actions.



**III.**

## **ENVIRONMENTAL MANAGEMENT PLAN**





The purpose of this portion of the General Plan document is to describe and discuss the environmental resources and conditions existing within the City. Issues relating to community safety involving both natural and man-made hazards are also presented. These issues are then related to impacts of future development and programs and policies to preserve, protect or enhance significant resources and maintain community safety are presented and discussed.

## A. RESOURCE CONSERVATION

### 1. SCOPE

Conservation, the preservation or wise use of natural resources, is fundamental to the planning process. In the development of this component, an examination of the resource base of Cathedral City has been undertaken to determine those areas of particular concern. An affirmation of community attitudes to these resources has been demonstrated in the needs and objectives statements presented in this section. These needs and objective statements also reflect the results of environmental analysis undertaken to determine the potential impacts of the proposed General Plan.

Four topics of resource management have been designated as areas in which commitments can be made. These areas are: water conservation, visual resources, air quality and biological resources. Visual resource and air quality components are included as integral parts of this plan.

### 2. EXISTING CONDITIONS

This introductory section will discuss the existing conditions and recent trends in regards to all four resource topics. The needs, opportunities and objectives are also discussed at this level, while the policies and programs are discussed and integrated into the open space, conservation and recreation component in Part II on a general level and on a individual resource basis in subsequent sections of Part III.

- a. Water Conservation. The primary source for water in Cathedral City is groundwater. Groundwater is found in natural underground storage in water bearing materials. The conservation of groundwater is a concern because it is the principal, if not exclusive, source of water for human consumption in the Coachella Valley.

The adequacy of the groundwater supply in Coachella Valley for supporting current and future urbanization is a major, regional issue. No one can say with certainty how much water is or will be available. The general consensus is that that aquifer is subject to overdraft, and does need to be replenished, as it is currently, by Colorado River water or other Northern California water sources. No guarantee exists that these replenishment sources will be available or adequate in the future. Moreover, the time lag between when waters begin to percolate into the aquifer and when those waters become available for consumption is significant.

Regardless of whether agreement can be reached on the adequacy of water supply, issues arise as to appropriate conservation measures. Urbanization can be limited due to the perceived inadequacy of water supplies, or agricultural uses can be curtailed, or strict conservation measures can be imposed upon urban and agricultural users, or ambitious programs for water recycling can be implemented, or all of the above can be pursued.

- b. Visual Resources. Cathedral City is characterized by four dominant natural physical features. The first, and most significant, is the rugged mountains which thrust up to form the walls of the Coachella Valley and the backdrop for the City. There are very few cities in California which are fortunate enough to have the unique setting of Cathedral City and its neighboring communities.

The second land form feature is the flat, sandy desert floor which characterizes the majority of the land area of the City and the Coachella Valley as well. These essentially flat areas slope gently toward the Whitewater River for drainage.

Thirdly, the natural and manmade drainage courses which flow to the southeast from the local mountains are dominant features which not only contain and direct seasonal storm waters but ensure the preservation of open space in perpetuity. These usually dry water courses form barriers which impeded the construction of roads and highways and other public facilities.

Finally the alluvial fan formed at the base of the mountains, commonly called the cove, provides the most desirable land area for residential development. The cove area of Cathedral City is almost completely developed predominately with single family homes. The higher elevations of the cove provide dramatic overviews of the valley and offer prestigious residential sites.

Manmade features of the City fall far short of those provided by nature. Cathedral City is characterized by streets lined with unsightly signs and billboards, overhead utility lines and old and poorly maintained residential and commercial buildings. All too frequently abandoned or broken down cars and trucks can be seen in residential areas. Landscaping throughout the City is generally minimal with the exception of the golf course communities.

- c. Air Quality. The quality of the air and average annual temperature are two of the greatest attractions of the Upper Coachella Valley. The warm dry Valley climate attracts both the seasonal tourist population and permanent retirement population. The primary reason for the dry climate is attributable to the Valley's narrow topography averaging 20 miles wide and 50 miles long. Because the Valley is bordered on the northwest by the San Bernardino and Santa Rosa Mountains, limited moisture laden air passes into the Valley. Further, the funnel effect created by the San Gorgonio Pass between Mount San Jacinto and Mount San Gorgonio occasionally produces turbulent blowsand condition. The Pass also contributes to degraded air quality when polluted air from the Southern Coast Air Basin penetrates the Valley.



Because blowsand is a natural phenomenon causing high particulate levels and because high ozone levels in the Valley are the result of contaminants funneling through the pass, Cathedral City is located in a non-attainment area of the Southeast Desert Air Basin as designated by the California Air Resources Board. Ultimate responsibility to achieve and maintain clean air has been assigned to the South Coast Air Quality Management District (SCAQMD) which, in conjunction with other agencies, prepares local air quality management plans.

Sources of pollutants are generally classified as mobile (motor vehicle) or stationary (land use) but include by-products of the environment. Present levels of air pollutants are primarily attributable to motor vehicle exhaust and seasonal air-borne particulates such as blowsand from the Whitewater River Basin.

The primary pollutant of major concern is ozone, also known as Photochemical Oxidant. While not emitted directly into the atmosphere, it is generated by reactive hydrocarbons and oxides of nitrogen. The other source causing degraded air quality is of air-borne particulate matter. Particulate matter includes both atmospheric particles of dust, soot, aerosols, fumes, mists and blowsand. Blowsand creates a particularly damaging impact that results from high velocity winds lifting soil particles in areas of disturbed surface condition. The sand is primarily disturbed in the Whitewater River Basin, local storm control washes, exposed dune areas, and active construction sites. The majority of the Upper Central Valley is within the blowsand hazard zone where the highest probability of disturbed sand exists. The abrasive impact of blowsand creates extensive property damage and reduces air quality to hazardous levels. While northern portions of Cathedral City are severely impacted by blowsand, the southerly limits of the City are generally protected along the mountain base.

- d. Biological Resources. The largest and primary biotic community in the City is the Sonoran Desert Scrub Community. Sonoran Desert Scrub is abundant and encompasses most of the urban area in the Coachella Valley. Because of the arid nature of the environment, plants must possess the ability to economize water use, the ability to go dormant in periods of drought or both. Characteristic vegetation of the desert include species of cacti which store water, deep rooting plants, and those which have small leaf surfaces (or no leaves at all) to reduce evapotranspiration.

A total of 15 plant species which have been classified as rare and/or endangered by the California Native Plant Society exist in the Coachella Valley. In addition, 7 others have been identified as "sensitive" by the Bureau of Land Management planning staff. Of these species, none appears to be located within the City of Cathedral City.

The Sonoran Desert Scrub Community supports desert mammals, birds, reptiles, and amphibians. Most common species which frequent other Coachella Valley cities also inhabit Cathedral City. Most of the desert mammals are nocturnal, adopting this activity pattern to escape the heat of the day. Burrowing is another habit that has been

adopted by the desert species to escape the heat. The desert presents a diverse substrate including sand, gravel, desert pavement and rock.

Several species of wildlife have been identified as rare and/or endangered. These include the Coachella Valley Fringe-toed lizard, Peninsular Big Horn Sheep, and Prairie Falcon among others. Of the endangered wildlife species, only the fringe-toed lizard inhabits the City, primarily in the active blowsand belt in the northern part of the City. The prairie falcon forages in the environs north of the City, and the peninsular big horn sheep may inhabit the higher elevations (above 1000 feet) south of the City.

### 3. NEEDS

Resource conservation needs have been determined by an evaluation of existing conditions and trends, and identification of community needs in earlier phases of the General Plan program. Issues which have been identified by the community and reflect resource conservation needs are:

- a. Significant hillside areas within the City and its potential expansion territory require appropriate means of protection.
- b. Litter, inoperative vehicles and unsightly structures which contribute to blighted appearance and health hazards in many portions of the City need to be removed or upgraded.
- c. There is a feeling that the physical appearance of the community does not properly reflect the predominant values and attitudes of its residents.

Other issues which have been identified through environmental analysis are:

- d. The current source of domestic water is subject to overdraft and the future availability of recharge sources is clouded.
- e. The primary sources of local air pollution are natural sources and the South Coast Air Basin, both of which are beyond local control.
- f. Rare and/or endangered species of wildlife within the City require protection as mandated by State and Federal law.

### 4. OBJECTIVES

Based on the resource conservation conditions and needs discussed above, the following objectives are established as desired future conditions towards which implementation programs are directed:

- a. Significant environmental features and natural resources which contribute to diversity in the City's living environment will be preserved.

- b. Linear open space corridors and significant natural features will be protected where practical.
- c. Energy and water conservation incentives and standards will be established.
- d. Habitats for the Fringe-toed Lizard, Big Horn Sheep, and all other rare or endangered species will be preserved.

These objectives are responded to by policies and programs in the Open Space, Conservation and Recreation Component as well as the Land Use Component of this Plan.

## 5. VISUAL RESOURCES COMPONENT

- a. Opportunities: The mountains, which rise abruptly from the desert floor, form a unique setting for the City. The steep rocky outcroppings in the southern portion of the City and the gently rolling hills to the north not only provide a backdrop which establish an edge to the community, they also tend to enclose the City and offer a relief from the continuous urban sprawl which characterizes so many other Southern California communities. Not only do the mountains provide a definition of the City but, they serve to protect the community from the seasonal winds which rake the Valley periodically.

The mountains, if they can be preserved essentially in their natural state, provide the opportunity to keep a natural setting and provide permanent open space which will continue to enhance the character and image of the City.

- b. Objectives, Policies and Programs

- 1. Objective: The visual resources of the City will be preserved and protected.
  - 1.1 Policy: The City will require the preservation and protection of hillside areas which provide scenic resources to the community.
    - 1.1.1 Program: Regulate the amount and type of development in hillside areas through the provision of this General Plan and zoning.
    - 1.1.2 Program: Develop and enforce hillside grading and development standards.
    - 1.1.3 Program: Remove and control visual obstructions (such as billboards and overhead utility lines) through ordinances, development conditions and subdivision regulations.



1.1.4

Program: Enhance the night-time impact of the hills through subtle, carefully focused and restrained illumination in several locations on the south side of Highway 111.

## B. COMMUNITY SAFETY AND CONVENIENCE

The purpose of the Community Safety and Convenience section of the Plan is to insure that both the urban and natural environments are managed in such a way that fundamental public safety requirements are satisfied and acceptable standards of convenience in the living environment resulting from the Plan are met.

This section contains the following six components:

- Geological and Seismic Safety - Riverside County Plan adopted by reference;
- Flood Hazard - Systems and means for protecting life and property to acceptable levels from floodwaters;
- Fire Hazard - Riverside County Plan adopted by reference;
- Noise - Documentation of existing and potential noise conditions and means by which unhealthy or undesirable noise conditions can be mitigated;
- Natural Hazard Disaster Preparedness Plan - Riverside County Plan adopted by reference;
- Special Conditions - Unique features of the environmental setting in which Cathedral City is located and which suggest or require special attention to achieve acceptable living conditions.

The Community Safety and Convenience section is a form of "Overlay" on the Living Environment and Support Systems sections of the Plan. It provides guidance on how particular concerns about the impacts and workability of those basic parts of the Plan will be resolved in the development process.

It can be thought of as a sort of functional quality control plan, whereas the Community Structure section contains both functional and visual or aesthetic quality control measures. The Living Environments and Support Systems portions of the Plan describe what is to happen physically in the urbanization of Cathedral City. The Community Structure and Community Safety and Convenience sections combine to define how this urbanization is to result in a quality living environment.






### 1. FLOOD HAZARD COMPONENT

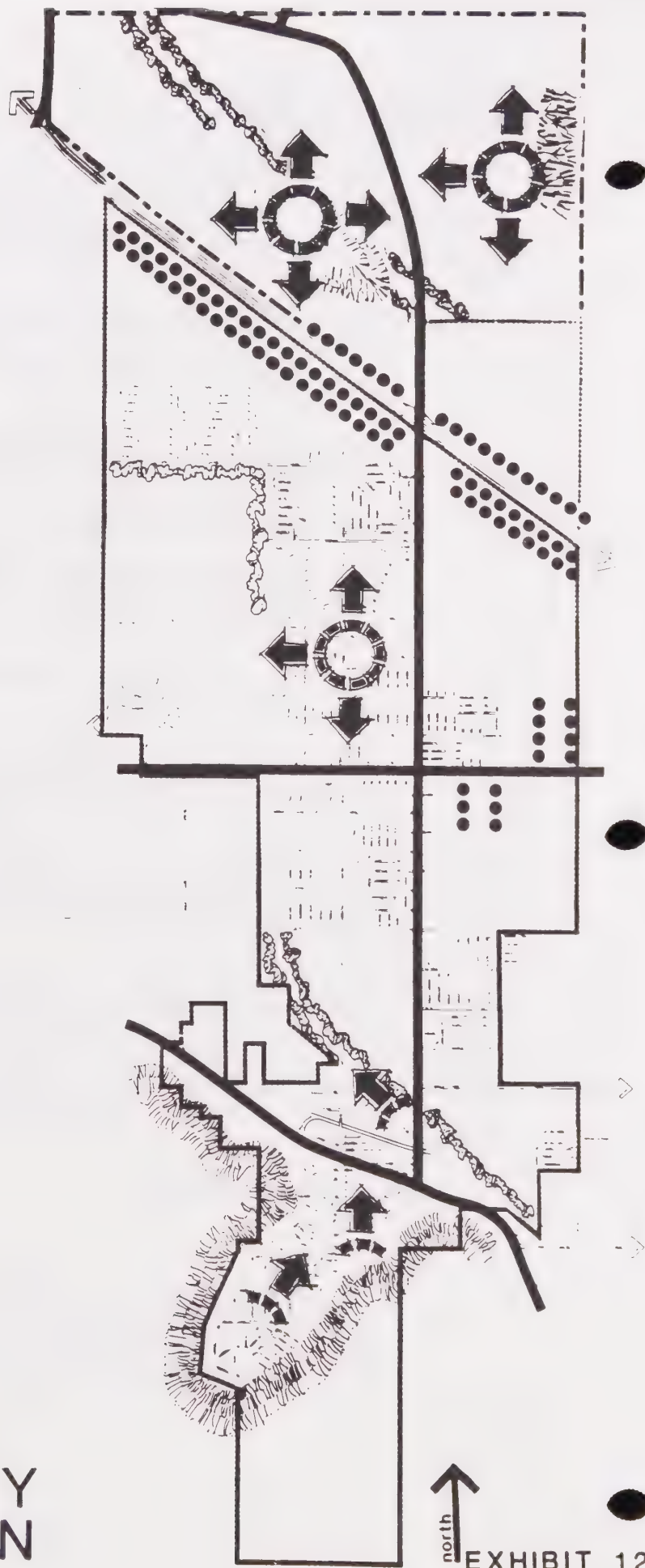
#### a. Scope

The purpose of this section is to investigate and evaluate the drainage problems of the Cathedral City area and to develop an economical drainage plan that considers flood protection of both existing development and potential future development.

# VISUAL RESOURCES

## Legend

-  Arterial corridors
-  Windrows
-  Landscaped edge
-  Panoramic views
-  Mountain backdrop



CATHEDRAL CITY  
GENERAL PLAN

EXHIBIT 12



The Cathedral City area consists primarily of the City of Cathedral City, the westerly portion of the City of Rancho Mirage Master Plan Facilities, and the easterly portion of the City of Palm Springs Master Plan facilities (the flood-zone area north of Target and Eagle Canyon south of Highway 111). The plan boundary is roughly the toe of the San Jacinto mountains on the south, the Whitewater River on the west, and no unique topographic features on the north and east.

It should be noted by the reader that this section is a master plan, and therefore, should be read and used with this in mind. Simply stated, this plan is an overview; a study of the drainage problems that exist in a specific geographical area, and a conceptual solution to those problems. As stated elsewhere in this report, the selection of the facilities presented in this plan is based on engineering and economic considerations and is by no means the only solution.

b. Needs

The alignment and location of the facilities proposed in this master drainage plan are general; precise facility locations will be dictated by conditions and other factors existing at the time of design. Similarly, the sizing information shown on the plates for this report and on the enclosed map, is preliminary. A more detailed analysis performed at the design stage will determine final sizing.

The alignments of all drains and channels are based on hydraulic efficiency, the ability to drain tributary areas, and economics.

Drainage facilities generally fall into three categories, defined as follows:

1) Regional Facilities

These facilities provide outlets for relatively large drainage areas and are of area-wide or regional importance. The improvement and maintenance of these facilities is generally considered as being the responsibility of the RCFCDD, and CVCWD subject to the limited funding capabilities of the District's pay-as-you-go program. However, if development precedes District funding capability, the improvements may have to be developer-financed to provide proper protection.


2) Master Planned Storm Drains

These facilities, frequently identified as Local Drainage Facilities, are extensions of the Regional Facilities and generally drain areas of 500 acres or less, usually 36" in diameter or larger. The improvement and maintenance of these facilities is generally considered the responsibility of the local agency.

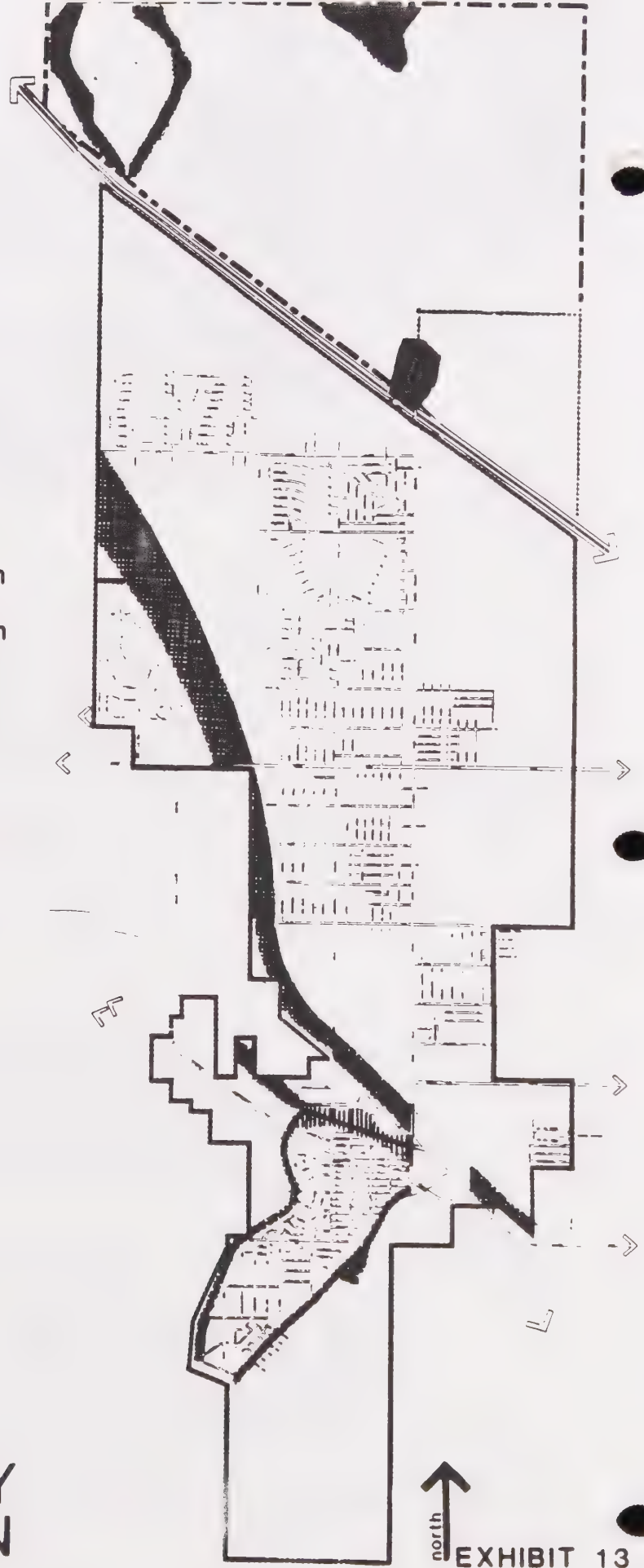
Note: The flood hazard component prepared by consulting Civil Engineers to Cathedral City, Duca and McCoy.

# FLOOD HAZARD

## Legend

-  100 year floodplain
-  500 year floodplain

# CATHEDRAL CITY GENERAL PLAN



### 3) Street Improvement Projects

This group consists of minor local facilities which are generally less than 36" in diameter and provide very isolated benefit within a local drainage area or solely serve an individual property owner. Local Drainage areas with problem flooding and their specific solutions are beyond the scope of this report. Certain areas such as the residential area south of Ramon Road, north of Avenue 34, and west of Date Palm Drive will need a master grading plan in order to allow for local streets to carry maximum flows.

#### c. Existing Conditions

Presently, there are major flood control facilities located within the study area. These facilities are: Whitewater River Levee, and Cathedral Canyon Channels. Some studies have been conducted on long term Whitewater levee improvements. The critical nature of this drainage way makes continued attention as specified in the program section critical.

#### d. Opportunities/Constraints

The drainage area covered by this plan is approximately 15 square miles in size. For the most part, it consists of moderately flat valley terrain sloping generally to the east. Steep mountainous terrain dominates the southerly portion of the drainage area and other mountainous areas to the north in the Sphere of Influence. The extent of the studies establishing this master plan includes:

- Determination of the quantity and points of concentration of storm runoff in the area.
- Preparation of a drainage boundary map.
- Determination of the location, size and capacity of the proposed drainage structures.
- Preparation of preliminary cost estimates.

#### 1) Hydrology

Two methods of hydrology were used in this plan to determine design discharges. For smaller tributary areas, up to approximately 200 to 400 acres in size, the Modified Rational Hydrology Method was used. The Synthetic Unit Hydrograph Method was used for larger areas and in all instances where storm volume was needed. The design discharges used in sizing all future appurtenant facilities in the study area should be determined by one of these two methods.

Methodology and supportive data for the rational and synthetic hydrology can be found in "The Riverside County Flood Control and Water Conservation District Hydrology Manual" date April 1978.



All discharge rates were determined on the basis of ultimate development. Future land use assumptions were based on the proposed general plan.

## 2) Criteria

All underground storm drains proposed in this plan are intended to collect local urban runoff and, with few exceptions, are located either in existing or proposed street rights of way. Runoff from a 10-year frequency storm is allowed to accumulate in the streets until it reaches the top of the curb. At this point, the plan proposes the initiation of an underground drain which will intercept and convey the entire 10-year storm runoff to an outlet downstream. (Where curbs do not presently exist, 8 inch curbs were assumed.) Flows exceeding the 10-year frequency storm will generally be carried within street rights of way and the combination of both the street and the underground storm drain provides a high level of protection. In a few instances, circumstances have dictated that an underground drain be sized for the full 100-year flow instead of only the 10-year capacity.

### e. Objectives, Policies and Programs

Based on the Flood Control System conditions, needs and opportunities outlined above, the following objectives are established as desired future conditions toward which the Plan is directed. Policies and programs are also identified to achieve flood control system objective and maximize opportunities.

### f. Program Implementation

#### 1) Program Administration:

Effecting construction of the recommended facilities within a reasonable period of time, say on the order of eight to ten years, will require personnel having expertise in the administration and inspection of such a program. Staffing by the City to meet such a need on a temporary basis may be inconsistent with and disruptive to the normal functions of the City's full time staff. Consequently, it is recommended that the construction administration be provided by contract with agencies normally engaged in such work or with outside consultants possibly as an added part to the detailed engineering phase of the work. In any event, the City and its governing Council, or some agency thereof, should retain control of ultimate administrative responsibility and of payment authorizations for the program. Future operation and maintenance of the facilities should be controlled by the City itself and may be contracted for with outside agencies depending upon staffing needs and future growth of the City of its normal staffing requirements.

## 2) Scheduling of Projects:

It is recommended that the City establish priorities for construction of the various elements of the flood control program. The proposed facilities should be constructed as rapidly as possible consistent with good management. The rate of construction of the projects should be based upon: (1) the rate of which the financing scheme adopted by the City can develop the revenues necessary for implementation; (2) the rate at which detailed plans and related data can be produced; (3) the rate at which plans and specifications can be proceed, bids received, construction contracts awarded, and construction supervised; (4) the availability of rights of way; and (5) the availability of materials, equipment, labor, engineer, contractors and general personnel necessary to accomplish the work. It is estimated that a reasonable total construction period of eight to ten years should be required to complete the recommended program.

## 3) Structures and Alignments:

The alignments included in this report are general in nature and may be refined, modified and detailed as required in the performance of the normal engineering processes of reviewing and augmenting the topographical and hydrological knowledge for the areas for which the projects are planned and in the further process of preparing detailed plans and specifications for their construction. Further, the length, limits, or alignment of a project may be modified, consistent with the best interests of the City, to maximize the relationship of benefits received and availability of funds.

## 4) Multi-use:

Multiple use of public facilities is an important feature in the design and construction of flood control projects in a city having such attractive inherent recreational features as does the City of Cathedral City. The general features of the proposed facilities have been slanted toward this end, and the detailed plans for implementation of the programs should incorporate facilities such as bike paths, golf courses and equestrian trails as much as practical. The details of construction in all areas should be compatible with other existing and planned public uses of the areas occupied and affected by the projects.

1. Objective: Flood Control facilities will be established to provide for public safety and to mitigate the inadequacy of protection from periodic storms that produce surface runoff within the City area.

1.1 Policy: The City shall require all development projects to provide for flood protection of their proposed development and downstream properties.

1.1.1 Program: Establish master plan drainage facilities and drainage fees.

- 1.1.2 Program: Formulate a joint Powers Agreement with the City of Palm Springs and the City of Rancho Mirage for the construction of their facilities within the Cathedral City limits.
- 1.1.3 Program: Initiate a cooperative study with appropriate agencies to determine the need for and approach to long term improvements to the Whitewater River levee.

## 2. NOISE COMPONENT

### a. Scope

The noise component of the plan identifies areas of the City and the Sphere of Influence affected by acceptable and unacceptable noise levels. From this basis, the City is able to develop strategies to protect acceptable noise level areas as well as noise sensitive land uses and to mitigate unacceptable noise level areas.

The noise component is closely related to the community development component as well as the environmental protection component. Noise is an important consideration when locating living environments and community structure.

The noise component identifies land uses which are considered sensitive to noise and suggests compatibility guidelines for land use and noise levels. This information is intended to provide guidance to land use decisions including the general distribution, location and intensity of land uses.

A significant relationship also exists between the noise component and the transportation system. Since transportation systems are a major source of noise, their location, capacity, and design will determine the extent of noise impacts on surrounding land uses. Once commitment is made on transportation systems, land uses should be examined to identify compatibility with noise levels generated by that system.

The noise component also addresses open space considerations since noise can adversely affect the enjoyment of quiet activities in open space. Conversely, open space can be employed to buffer noise-sensitive land uses through separation and extensive landscaping.

Noise varies over a period of time so that the noise level is not constant. Under conditions of varying time, sound is best expressed in statistical terms. Several rating indices have been developed for the measurement of community noise. The predominate ones now in use in California area: Energy Mean Noise Level ( $L_{eq}$ ); Day-Night Average Sound Level ( $L_{dn}$ ); and Community Noise Equivalent Level (CNEL). These indices apply different weighting factors to noise occurring at various times of the day. Thus when a noise level is given for a particular location, it is important to know what statistical variable is described by that value.



The CNEL index was used in the Noise Component for several reasons. It satisfies the State requirement that the acoustical scale include both magnitude of noise and frequency of occurrence. It incorporates factors of amplitude and spectral distribution of noise, sensitivity of the human ear, duration of noise events, and time of day weighting factors. The CNEL index is also the method of airport noise description accepted by the Southern California Association of Governments and the California Department of Aeronautics for environmental impact reports. A further value of this index is that it produces values within one decibel of  $L_{dn}$  values which is the index recommended by the Environmental Protection Agency.  $L_{dn}$  can be used interchangeably with CNEL if there are not a significant number of events that occur between the evening hours, i.e., 7:00 p.m. to 10:00 p.m., since one decibel is well within the absolute accuracy of the CNEL prediction.

Noise contour portray noise exposure distances from a specified source. Because noise is more variable than constant, noise contour lines should be not thought of as absolute lines of demarcation. More appropriately, noise contours should be regarded as bands of noise exposure with an accuracy of  $\pm$  dB.

The noise contours developed for the City were generated to portray "worst case" noise conditions in which the effect of atmospheric noise reduction and the shielding of roadside building, walls, and landform were not accounted for. The purpose of "worst case" noise contours is to trigger potential noise/land use incompatibilities with built-in flexibility for solutions based upon more detailed noise analyses.

b. Existing Conditions

The primary sources of noise in Cathedral City are transportation facilities. Roads and highways are the most common sources and include regional corridors which serve through traffic (i.e., Interstate 10 and Highway 111). Local arterials, including Date Palm Drive and Ramon Road, which carry large traffic volumes, also contribute to the ambient noise environment in the City. The Palm Springs Municipal Airport, located near the northwestern City Commission is reviewing a master plan study which will identify future noise impact areas. Finally, the Southern Pacific Railroad line traverses the City at its northerly limits and represents a localized and less frequent source of noise.

A community noise survey was undertaken the week of November 7-13, 1982 to determine the existing noise environment in Cathedral City. Measurements were taken at 12 locations throughout the City as depicted in Exhibit 14.

The existing noise environment is portrayed on Exhibit 15, Existing Noise Contours. As shown, the noisiest areas of the City are adjacent to roads and highways, the airport, and the freeway and railroad.

In September of 1986 the Existing Noise Contours for the City were appended by ancillary contours for the Sphere of Influence to the

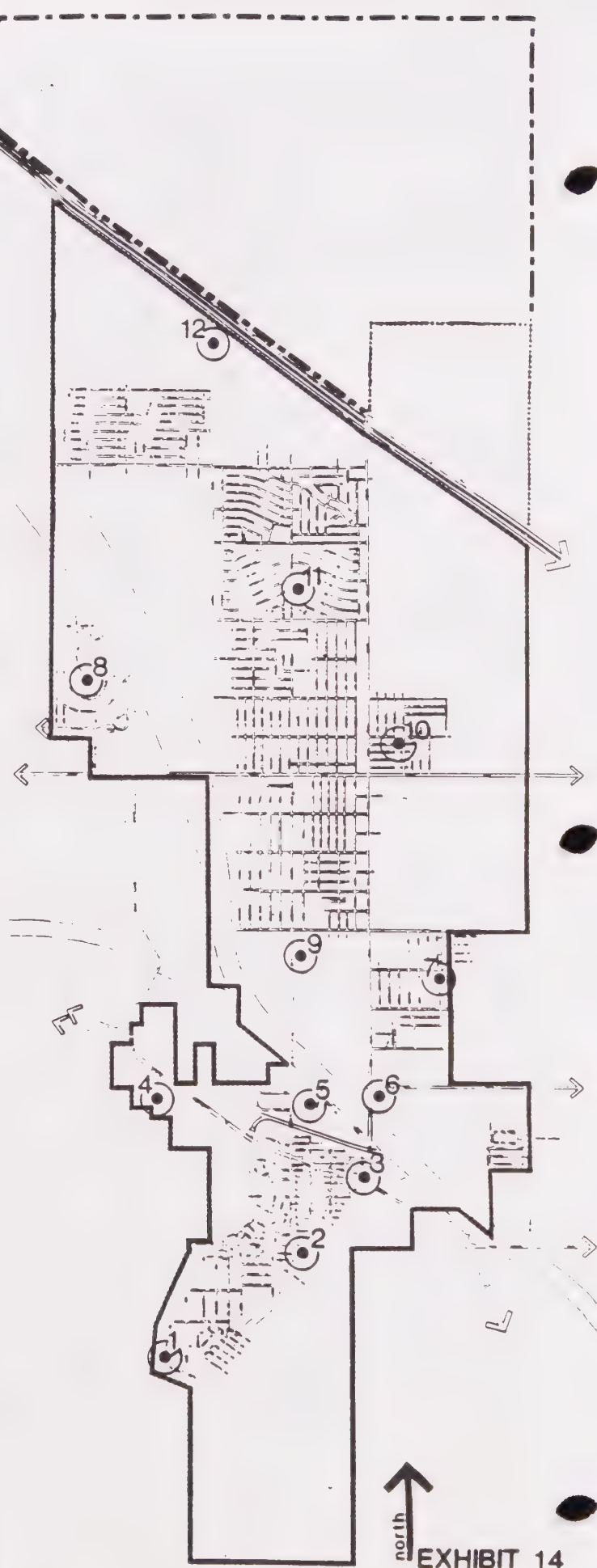
# NOISE MEASUREMENT SITE LOCATIONS

## Legend

⑥ Noise measurement  
site location

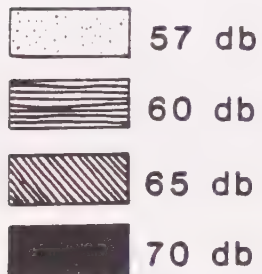
Source: Otto Bixler,  
Acoustical Engineer

## CATHEDRAL CITY GENERAL PLAN



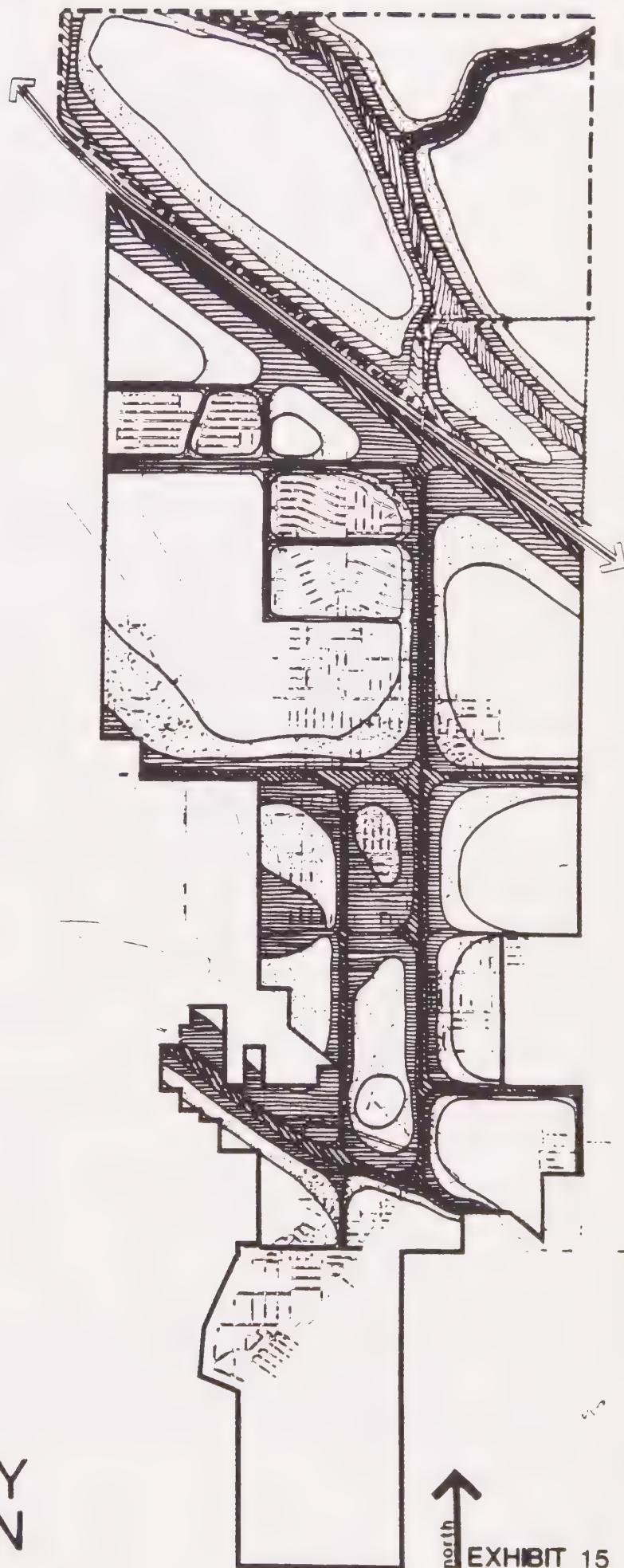
# EXISTING NOISE CONTOURS

## Legend



Source: Otto Bixler,  
Acoustical Engineer

# CATHEDRAL CITY GENERAL PLAN





north of I-10. The acoustical analysis for these contours was performed by Mr. Bixler of Acoustical Impacts International who developed the noise contour analysis for the 1983 General Plan.

Exhibit 15 presents the composite Existing Noise Contours which are an overlay of those for the Sphere of Influence and the previously published (1983) City Existing Noise Contours. The noise contours for the I-10 Freeway were retained at their 1983 projected level for both sides of the freeway and traffic levels determined by BSI Consultants were used for the Sphere of Influence region roadways. It should be noted that the 1986 supplemental analysis did not incorporate a new noise survey.

c. Needs

The existing noise contours and the community noise survey enable the City to determine the extent of community noise problems utilizing a community noise exposure inventory. A community noise exposure inventory identifies the number of persons exposed to specific high noise levels, and the source of high noise levels.

Table 16 portrays the number of potentially affected residents within the 57 dB and 65 dB CNEL contours for each type of noise source based on the most recent census tract data for the City. As the Sphere of Influence is currently uninhabited, Table 16 pertains only to the existing City boundaries.

The potential future noise impacts to the City are based on the implementation of the General Plan update. This future noise impact is portrayed in Table 17 as opposed to a future noise contour map because it allows for more specificity in review of potential land use/noise incompatibilities.

TABLE 16  
EXISTING COMMUNITY NOISE EXPOSURE INVENTORY

SOURCE	Number of persons Impacted by CNEL Exposure*	
	57 - 65 dB	> 65 dB
Airport	610	0
Roadways	3238	209
I-10/Railroad	0	0
	3848	209

SOURCE: The Planning Center

- \* It must be emphasized that the actual number of affected residents is much lower than expressed here since the conservative methodology used to construct the noise contours was used to assure triggering noise assessment studies and mitigation design for new or redevelopment processes in the City.

TABLE 17  
COMPARISON BETWEEN EXISTING AND FUTURE NOISE CONTOURS<sup>1</sup>

<u>Roadway Link</u>	<u>Distance to CNEL Contour (feet)</u>			
	<u>70dB</u>	<u>65dB</u>	<u>60dB</u>	<u>57dB</u>
<u>Verona Road</u>				
1) West of Avenida Quintana	7	32	104	209
<u>Vista Chino</u>				
1) West of Avenida Quintana	64	211	633	1337
2) West of Landau Blvd.	64	211	633	1337
3) East of Landau Blvd.	64	211	633	1337
<u>Tachevah Drive</u>				
1) East of Landau Blvd.	17	62	201	403
<u>30th Avenue</u>				
1) East of Landau Blvd.	19	72	235	472
<u>Ramon Road</u>				
1) West of Landau Blvd.	56	179	568	1132
2) East of Landau Blvd.	61	193	610	1217
3) West of Date Palm Drive	77	239	755	1505
4) East of Date Palm Drive	69	210	660	1317
5) East of DaVall Drive	69	210	660	1317
<u>34th Avenue</u>				
1) West of Cathedral Canyon	29	100	323	647
2) East of Cathedral Canyon	29	100	323	647
3) East of Date Palm Drive	29	100	323	647
<u>Gerald Ford Drive</u>				
1) East of Date Palm Drive	18	67	216	434
2) East of DaVall Drive	23	82	260	519
<u>Highway III</u>				
1) West of Perez Road	54	173	546	1090
1A) East of Perez Road	31	96	301	601
2) East of Cathedral Canyon	12	50	165	329
3) East of Date Palm Drive	15	62	206	411
<u>Landau Blvd.</u>				
1) North of Vista Chino	40	135	431	860
2) North of Tachevah	40	135	431	860
3) North of 30th Avenue	40	135	431	860

TABLE 17  
Comparison Between Existing and  
Future Noise Contours (Con't) <sup>1</sup>

<u>Roadway Link</u>	<u>Distance to CNEL Contour (feet)</u>			
	<u>70dB</u>	<u>65dB</u>	<u>60dB</u>	<u>57dB</u>
<u>Cathedral Canyon Drive</u>				
1) South of Ramon Road	55	202	554	1106
2) South of 34th Avenue	47	175	468	933
3) South of Perez Road	31	97	305	609
4) South of Highway 111	7	31	101	203
5) North of Terrace Road	9	39	131	263
<u>Date Palm Drive</u>				
*1) North of I-10 Freeway	53	125	277	441
2) North of Vista Chino	178	569	1802	3595
3) North of Tachevah	156	486	1534	3060
4) North of 30th Avenue	156	486	1534	3060
5) North of Ramon Road	152	470	1485	2963
6) North of 34th Avenue	49	146	457	913
7) North of Gerald Ford	49	146	457	913
8) North of Highway 111	22	84	275	548
<u>Varner Road</u>				
*1) West of Date Palm Drive	100	237	526	839
*1) East of Date Palm Drive	96	221	485	772
<u>Mountain View Road</u>				
*1) North of Date Palm Drive (now Varner)	83	194	427	680
<u>Edom Hill Road</u>				
*1) East of Date Palm Drive	17	45	106	172
<u>DaVall Drive</u>				
1) North of Frank Sinatra	18	64	206	411
<u>I-10</u>				
1) West of Date Palm Drive	252	565	1231	1954
2) East of Date Palm Drive	237	535	1164	1848

\* Analysis of roadway link noise contours added in 1986.

<sup>1</sup> Distances reflected above are from locations of existing noise contours (refer to Exhibit 15). Only existing roadways are included in Table 17.

As can be seen in Table 17, the most significant increases in noise will occur along the most heavily traveled arterials, including Interstate 10, Highway III, Date Palm Drive, Cathedral Canyon Drive, Ramon Road, Vista Chino, Varner Road, Mountain View Road, and Palm Drive.



For comparison purposes, a future community noise exposure inventory reveals the following persons impacted.

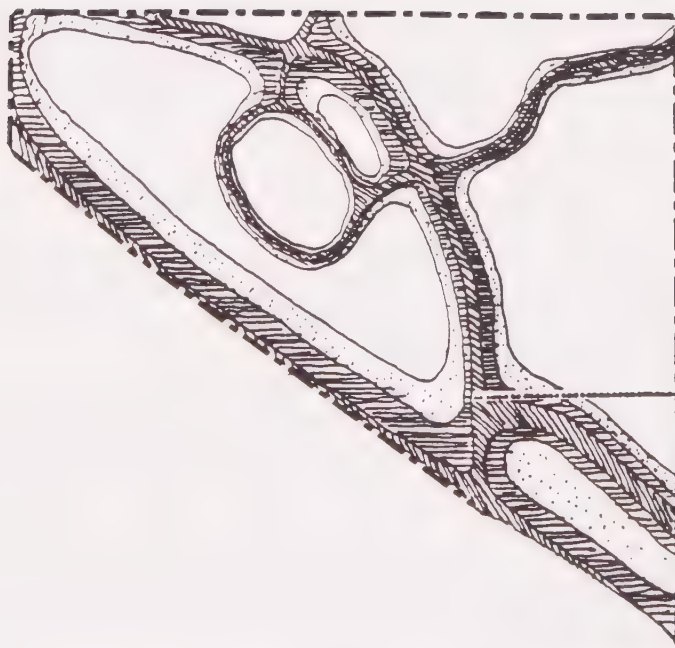
TABLE 18  
FUTURE COMMUNITY NOISE EXPOSURE INVENTORY

Number of Persons Impacted by  
CNEL Exposure

<u>Within City Boundaries</u>		<u>*Within Sphere of Influence</u>	
<u>57 - 65 dB</u>	<u>&gt; 65 dB</u>	<u>57 - 65 dB</u>	<u>65 dB</u>
28,186	15,711		

\*Based upon Exhibit 15b

EXHIBIT 15b  
FUTURE NOISE CONTOURS  
SPHERE OF INFLUENCE



Based upon the Land Use Plan (see Exhibit 5) the future noise contours for the City and Sphere of Influence, north of the I-10 Freeway, are shown in the Exhibit 15b.

d. Opportunities/Constraints

Cathedral City is faced with redirecting its land uses and infrastructure components to achieve a more cohesive community. Planning to protect citizens and noise-sensitive land uses is an important concern in creating a desirable community environment. However, Cathedral City can achieve an acceptable noise environment by adopting noise/land use compatibility guidelines. The City benefits from its developing nature by being able to plan for noisy areas in the City. Some of the noise sources such as the Palm Springs Airport are beyond the City's control.

The City should be concerned about noise levels from two perspectives; the outdoor and indoor environments. Table 19 presents a Basic Noise/Land use Planning Standard for both interior and exterior environments.

TABLE 19  
BASIC NOISE/LAND USE PLANNING STANDARD

<u>Land Use</u>	<u>Interior Noise Level</u>	<u>Exterior Noise Level</u>
Community Wide Maximum Permitted Noise Level	N/A	76 CNEL (70 Leq)
Residential	45 CNEL	65 CNEL
Schools	45 CNEL	65 CNEL
Hospitals	45 CNEL	65 CNEL
Commercial	55 CNEL	70 CNEL
Industrial	55 CNEL	75 CNEL

The community-wide maximum permitted noise level of 76 CNEL (70 leq) is the level requisite to prevent hearing loss in nearly 100 percent of the population as established as a guideline by the U.S. Environmental Protection Agency.

For noise-sensitive land uses such as residential areas, schools, and hospitals, a 65 CNEL is the level set by the State Aeronautics Act to protect residential areas from unacceptable noise exposure from airports.

An interior noise level of 45 CNEL is normally acceptable and can typically be achieved by a 20 dB reduction through standard construction practices.

Specifically regarding airport-related noise, the Airport Land Use Commission adopted a comprehensive land use plan for the areas influenced by operation conducted at the Palm Springs Airport. The following provisions of that plan shall apply to the area in the

northwestern sector of Cathedral City (refer to Airport Land Use Plan prepared for Palm Springs Municipal Airport):

- All new residential construction within the airport-influenced area must be sound-proofed so that noise within the interior living spaces of a dwelling will not exceed 45 CNEL (Community Noise Equivalent Level) or L<sub>dn</sub> (day night level).
- The owner of all new residential units within the influenced area should provide as a condition of approval an aviation easement for noise and a non-suit covenant to the City of Palm Springs. (This is recommended as a requirement in the Specific Plan review process.)

Noise sources in Cathedral City are already addressed by enforcement of the California Vehicle Codes, State Noise Insulation Standards, the Uniform Building Code and the State Aeronautics Act. From a planning perspective, noise control in the City will be the most productive from a design perspective. Therefore, each proposed future residential, mixed, educational or medical land use proposal should be accompanied by an acoustical evaluation of the project design at the specific plan or tentative tract level. The acoustical analysis will determine whether the project can meet both the interior and exterior noise/land use standards.

e. Objectives, Policies and Programs

Based on the current noise conditions, needs and opportunities, the following objectives are established to provide an acceptable future noise environment. Policies and programs are specified to achieve the objectives.

1. Objective: Utilize the planning process to prevent future land use/noise incompatibilities.

- 1.1 Policy: The City will use its powers to assure compatibility of proposed land uses with projected noise levels.

- 1.1.1 Program: Establish a noise referral zone based on the Basic Noise/Land Use Planning Standard and existing and future contour projections to identify potential noise/land use compatibilities. If a project falls within a noise referral zone, an acoustical analysis tailored to the level of specificity of the planning proposal shall be performed. This acoustical analysis will determine whether the project can meet both interior and exterior noise/land use standards and provide recommended acoustical mitigation measures.

- 1.1.2 Program: Encourage the use of buffers between residential and noise-sensitive land uses and other incompatible land uses.



1.1.3 Program: City policies and actions, with regard to noise, will be consistent with the Airport Land Use Commission (ALUC) policies for land uses within ALUC jurisdiction.

1.1.4 Program: Monitor the planning activities associated with the Palm Springs Municipal Airport Master Plan to ensure City input.

### 3. SEISMIC SAFETY COMPONENT

#### a. Introduction

The natural conditions that make California a desirable place in which to live are also often the vehicles for disaster. The active seismic character of the State was most recently evidenced by the 1971 San Fernando earthquake, only a moderate event in terms of magnitude.

Prompted by that event and with increasing evidence that a major earthquake is inevitable, the State has begun a program intended to minimize the loss of life, injury, and property damage that may result. Hazards posed by other natural events such as wildland fires and flooding are also of significant concern, and together, are addressed in this element.

#### Mandate and Purpose

The California State Legislature, through requirements of the Seismic Safety and Safety Elements, has placed specific responsibilities on local government for identification and evaluation of natural hazards and formulation of programs and regulations to reduce risk. Specific authority is derived from Government Code Sections 65302(f) and 65302.1 which require Seismic Safety and Public Safety Elements of all city and county general plans, as follows:

A Seismic Safety Element consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failures, or to the effects of seismically induced waves such as tsunamis and seiches.

The Seismic Safety Element shall also include an appraisal of mudslides, landslides, and slope stability as necessary geologic hazards that must be considered simultaneously with other hazards such as possible surface ruptures from faulting, ground shaking, ground failure, and seismically induced waves. (Section 65320f).

A Safety Element for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazard mapping in areas of known geologic hazards. (Section 65302.1)

The preparation and adoption of the Seismic Safety/Safety Elements will serve the public interest by incorporating information relating to the location, magnitude, and frequency of natural hazards into the planning and decision-making process. In assessing the desirability of a potential site for a home, business, or factory, the citizen and elected official will have available important information which, if used appropriately, will reduce potential loss of life, injury, and property damage. The purpose of these elements then, is to:

- Recognize natural hazards as important constraints in land use planning by incorporating them into the planning process.
- Assist in the allocation of public resources in the City of Cathedral City to develop information regarding flooding, fire, geologic, and seismic hazards, and thereby develop a systematic approach to protect public health, safety, and welfare from such hazards. This information, used in conjunction with previously established goals, objectives and policies contained within this general plan, will play a major role in determining the judicious allocation of future land uses.
- Establish implementation measures that will reduce the adverse impact of those hazards when accomplished. Specifically, these elements evaluate both primary and secondary seismic hazards, flooding, fire, and natural disaster preparedness.
- To serve as an official guide to the City Council, Planning Commission, and other governmental bodies; private organizations; and citizens concerned with natural hazards in the City. The intent is to establish uniformity of policy and direction within the City to minimize the risk from natural hazards. Direction is provided by goals, objectives, policies, implementation measures, and detailed mapping as the basis for decision-making in public and private planning matters.

#### Program Development

In 1973, the Riverside County Planning Department conducted a county-wide preliminary data search regarding seismic and geologic information. While information of varying reliability was available, it was apparent that, if the program was to be productive, professional geotechnical input would be essential for the seismic and geologic hazard investigation. During ensuing months, Riverside County and twelve cities agreed to a cooperative program that would result in a more comprehensive element, examining natural hazards from a regional as well as a local perspective, at a substantially reduced cost. In November, 1974 the County of Riverside, on behalf of all participants, entered into an agreement with ENVICOM Corporation for seismic and geologic input as well as a compilation of existing flood hazard information. It should be noted that the sciences of seismology and fire ecology are relatively young and that

much remains to be learned. The basic philosophy under which this element was prepared is that we should incorporate natural hazards analysis into the planning process based on what we know today, rather than waiting until we know all that we would like to know.

The City of Cathedral City has elected to participate and adopt the County's Seismic Safety/Safety Element. The Seismic Safety/Safety Element Program consists of the Technical Report<sup>1</sup>, a comprehensive assessment of seismic, geologic, flood, and fire hazards, accompanying maps, and this document, the Seismic Safety/Safety Element Policy Report. The Technical Report was accepted by the City Council, but is not adopted as part of the Element.

The design criteria and seismic response criteria presented in the Technical Report are one of several possible interpretations. The Technical Report is, however, the basic research document upon which the Policy Report is based. It will be necessary to update the Technical Report as new or more accurate information becomes available.

### Planning Area

The Technical Report examined natural hazards within Riverside County on two levels. First, the regional aspects of seismic, geologic, and flood hazards were examined and mapped at a scale of 1" = 2 miles. The second phase examined the areas extent of natural hazards on a more detailed basis and is mapped at a scale of 1" = 2000 feet. The latter areas initially included participating cities and adjacent lands, or unincorporated areas which exhibit urban development or are experiencing pressure to develop. It is anticipated that additional detailed mapping will be incorporated in the future. Existing detailed study areas included:

- Murrieta Valley
- Sunnymead
- Corona-Norco
- City of Riverside
- Beaumont
- Perris
- Hemet-San Jacinto
- Desert Hot Springs
- Cove Communities
- Indio-Coachella
- Blythe

### Principal Considerations

This policy report is directed primarily at three basic groups of natural hazards, including seismic and geologic, flooding, and fire. Additionally, one section is devoted to a program to assure adequate preparedness and response in the event of a natural disaster.

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<sup>1</sup> Riverside County, Seismic Safety/Safety Element Technical Rport, September, 1976, including amendments.



## Seismic and Geologic Hazards

The 1973 Urban Geology Master Plan for California, prepared by the California Division of Mines and Geology, estimated that dollar losses, attributable to geologic hazards (here including flooding) in California between 1970 and 2000, will amount to more than \$55 billion dollars unless loss-reduction measures are initiated. Riverside County, traversed by three major active or potentially active fault zones, has experienced earthquakes of moderate magnitude. To date, however, the relatively low population density has allowed the County to avoid the disastrous consequences of even a moderate earthquake, such as the 1948 Desert Hot Springs event, in a populated area.

Seismic hazards can be grouped into a cause-and-effect classification; that is the basis for their order of consideration in this element. Earthquakes originate as shock waves generated by movement along an active fault. The primary seismic hazards which result are ground shaking and the potential for ground rupture along the surface trace of the fault. Secondary seismic hazards result from the interaction of ground shaking with existing soil and bedrock conditions, and include liquefaction, settlement, landslides, tsunamis or "tidal waves", and seiches (oscillating waves in lakes and reservoirs).

## Flood and Dam Inundation Hazards

Despite California's, and particularly Southern California's moderate climate, flooding has periodically caused major damage and loss of life since 1900. In 1969, within Riverside County alone, damages attributable to flooding amounted to over \$40 million dollars. Despite tremendous investment, nationwide, in flood control facilities in the past, losses attributable to flooding have continued to increase.

Flooding hazards are considered in two categories: natural flooding and dam inundation. Natural flooding hazards are those associated with major atmospheric events that result in the inundation of developed areas due to overflows of nearby stream courses, or inadequacies in flood control facilities. Dam inundation hazards are those associated with the downstream inundation that would occur given a major structural failure in a nearby water impoundment.

## Fire Hazards

The Urban Geology Master Plan for California also estimates that losses attributable to fires within California between 1970 and the year 2000 will amount to approximately \$50 billion dollars. Fires in undeveloped areas resulting from the ignition of accumulated brush and woody material are termed "wildland fires". "Structural fires" refers to those that originate from within a structure itself.

Within Riverside County, losses attributable to fire in Local Responsibility areas during the period 1966 to 1974 totaled over \$20 million dollars. The spread of second homes and rural communities

into areas of high or extreme fire hazard has accentuated the need to recognize the risk and to take appropriate actions.

Both wildland and structural fire hazards are considered in this element, although emphasis is placed upon the former because of the relatively larger area concerned.

#### Disaster Preparedness

An initial assessment of the status of disaster preparedness with respect to natural hazards provides the basis for a policy plan. Major topical areas discussed include: administration, critical buildings, and emergency services.

#### Relationship to other General Plan Elements

The Seismic Safety and Safety Elements are the major natural hazards analysis in the General Plan and, as such, have important policy implications for other elements in the Plan. In particular, the Seismic Safety and Safety Elements provide significant information for the Land Use, Housing, Open Space, and Circulation Elements. The elements, as well as affected area general plans, should be prepared or revised to give specific recognition to the technical data and policies adopted in the Seismic Safety/Safety Element.

The Land Use Element will be influenced most directly by policies which will regulate types and intensities of land uses in areas subject to significant natural hazards. Impacts of these regulations are particularly significant where combinations of individual hazard areas result in a high level of overall hazard.

The Seismic Safety/Safety Element also affects the Housing Element, primarily by identifying hazardous areas that may be unsuitable for housing.

These elements also identify areas which should be considered for open space designation in the Open Space and Conservation Elements. These areas include lands subject to fault rupture, high landslide or liquefaction risk, extreme fire hazard, flooding, and immediate inundation in the event of dam failure.

The Circulation Element should recognize that the transportation networks will be hard hit in the event of a major earthquake or flood. An earthquake will affect primarily freeway overpasses, road bridges, and above grade railroad crossings. The effects expected will be similar to what occurred in the Sylmar-San Fernando Valley areas of Southern California in the 1971 earthquake. The response spectra presented in the Technical Report should be used as a guide by structural engineers in the evaluation of existing freeway overpasses and other important grade separations. New construction of bridges, overpasses, and other above grade crossings should also utilize seismic response design criteria.

In the event of a 100-year flood some major highways may be inundated. This is expected to have an important impact on potential



evacuation of some urban areas, and alternative measures should be planned.

### Policy Report Organization

This report contains six parts. Presented earlier in this text, the nature and intent of the Seismic Safety/Safety Elements were discussed. The remaining text present a policy plan addressing a specific topic.

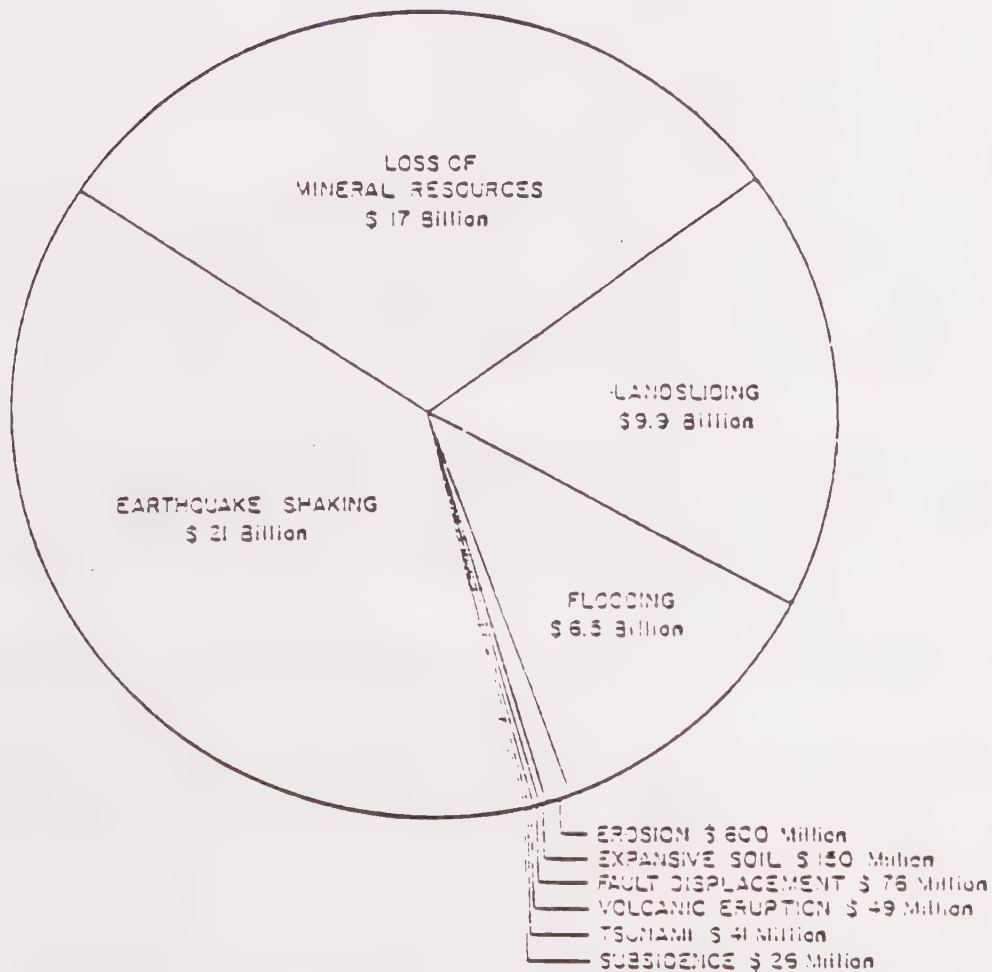
The policy plans utilize four levels of official policy statements: goals, objectives, policies, and implementation measures. Each level exhibits greater specificity, with the most general goals at one end of the spectrum and implementation measures at the other. Each level is an integral component of the policy plan, and when considered together constitute the official statement relating to seismic and other natural hazards.

- A goal is an expression of a general, ultimate ideal to be sought. It reflects basic community values and establishes the emphasis for formulating objectives, policies, and implementation measures. They are general, often timeless, and therefore do not lend themselves to measurement.
- An objective is an element of a goal, the attainment of which constitutes partial goal fulfillment. Objectives usually specify what is to be accomplished within a given time period and are therefore often quantifiable. They serve as indicators by which progress toward a goal may be evaluated.
- A policy is a component part of an objective. It establishes the ground rules which direct the County's energies and resources toward the accomplishment of the objectives and hence the goals. A policy relates to the day to day activities of the decision-making process by identifying the range of actions that are appropriate, in order to remain consistent with, and therefore achieve, the goals and objectives.
- An implementation measure is specific action which, when accomplished, represents a step toward realizing the goals, objectives, and policies of the plan. An implementation measure may be a simple task or a complete program. For the purpose of these elements, four categories of implementation measures are utilized, based upon the priorities existing at the time of element adoption. As part of the annual review of this element, the assignment of implementation measures to a specific category will be assessed in terms of changing priorities and demands on fiscal and staff manpower resources. The categories which are utilized are as follows:

Phase I: to be initiated or implemented upon or immediately following element adoption



GEOLOGIC HAZARDS IN CALIFORNIA  
TO THE YEAR 2000:  
A \$55 BILLION PROBLEM



SOURCE: California Division of Mines and Geology, Urban Geology Master Plan for California, Bulletin 198, Sacramento, California, 1973.

Phase II: to be initiated in the Short, Medium, or Long Range as priorities or resource constraints dictate.

Implementation programs involve many different departments and jurisdictions. The Planning Department will be the coordinating agency, informing various departments of their responsibilities as outlined in this element and assisting in program formulation where necessary. The intent is to integrate the different implementation programs so that the element objectives are achieved in an orderly and timely manner.

#### Definition--Risk Determination

The determination of "acceptable risk" is at once both simple, and exceedingly complex. The Council on Intergovernmental Relations (CIR) defines three categories of "risk" from natural and man-made hazards.<sup>1</sup>

- Acceptable Risk: The level of risk below which no specific action by government is deemed to be necessary.
- Unacceptable Risk: The level of risk above which specific action by government is deemed to be necessary to protect life and property.
- Avoidable Risk: A risk which need not be taken because individual or public goals can be achieved at the same, or less, total "cost" by other means without taking the risk.

These somewhat simplistic definitions mask the problem of determining how many deaths, injuries, and dollars lost, are "acceptable" to a community. A somewhat different approach, implied by the California Legislature's Joint Committee on Seismic Safety, provides the basic rationale for this Element. The basic conclusions arrived at by this Committee in their Final Report<sup>2</sup> include:

- There is no uniform level of risk acceptable to the public;
- Maximum safety is desirable;
- Demands for increased safety must be related to costs;

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<sup>1</sup> Council on Intergovernmental Relations, General Plan Guidelines, Sacramento, September, 1973, p.IV-26

<sup>2</sup> Joint Committee on Seismic Safety, California Legislature. Meeting the Earthquake Challenge--Final Report, Sacramento, California, January, 1974, pp. 179-180.

- These demands vary with time, place, occupation, culture, and other factors, including subjective feelings, emotional reactions, and irrational considerations;
- Reduced risk is attainable at a cost with present technology.

It is acknowledged that a hazard-free environment is an impossibility. Natural hazards, in the absence of development, generally pose only limited danger to man. With the introduction of man-made structures, or facilities, existing natural "hazards" become "risks". In an attempt to minimize these risks, various codes and ordinances have been adopted, including health and building codes, which generally define what is unsafe. While some unsafe conditions exist because of limited technology, resources, or different priorities, it does not necessarily mean that these risks are acceptable. They must be tolerated, however, until improved technology, additional resources or reordered priorities permit their reduction. In this sense, "acceptable risk" is that which cannot, for a variety of reasons, currently be reduced. It should be apparent that what is determined to be "acceptable" changes as technology, resources and priorities change.

There are three basic tenets upon which a modified risk determination of "unacceptable risk", is based. First, no perceivable risk is "acceptable", only tolerated. Second, in light of limited resources and technology, some risk must always be tolerated. Third, criteria can be selected with which to identify risks that are unacceptable. Following this line of reasoning, the following definitions are in order:

- Tolerated Risk: Risks to life and property that are not currently being reduced due to technological limitations, limited resources, or existing priorities.
- Unacceptable Risk: Risks to life and property that must be reduced by on-going government and private action programs.

### Determination Process

The determination of what constitutes "unacceptable risk" involves the appraisal of: the degree to which the risk is perceived; the probability of the event; potential severity of losses; and the ability to reduce the risk.

### Risk Perception

The extent to which the community and decision-makers perceive both the hazard and their capability to alter its potential effects, influences the level of commitment to risk reduction. Risk perception is influenced by recency of event; a damaging flood usually results in demands for effort to reduce the community's susceptibility in the future. It is possible, through educational programs, to raise the level of risk perception.



## Probability of Event

A central concept used in determining risk is the definition of hazardous natural events in terms of magnitude and frequency. The magnitude of an event refers to its size. Examples are the height of flood waters, the rating of an earthquake on the Richter scale, or the number of acres burned in a wildland fire. The frequency of an event refers to the number of times it occurs during a certain period of time. That is, the less often an event occurs, the greater is its size and potential impact. For example, rainstorms occur annually in the County, but most often they are of low magnitude. However, on relatively infrequent occasions as in January of 1969, a storm of great magnitude will occur and result in destructive flooding.

There is one important difference between flooding and earthquakes. Flooding is the result of a random combinations of meteorological events, whereas current geologic theory indicates that the buildup of strain along a particular fault system is nearly constant and the periodic release of that strain in the form of an earthquake is apt to be regular. This type of risk can be described as the risk of occurrence. That is, the risk described by a "recurrence interval" is the risk that the hazardous event will occur within the same time interval.

The magnitude-frequency concept is important in decisions regarding risk in that a judgment must be made regarding what magnitude event should be planned for. That judgment is based on the frequency or "recurrence interval" of the hazardous event. For example, by compiling and evaluating information regarding past flooding, the level of flooding an area can expect to experience every 50 years, 100 years, etc. can be determined. Similarly, by studying the area's earthquake history, determinations can also be made regarding the magnitude of earthquakes that can be expected at various intervals. A description of the magnitude and other characteristics of the event are then developed through a technical analysis. This information allows planners and engineers to develop loss-reduction programs to reduce or eliminate unacceptable risk. For example, it is common practice to designate hazardous flood plains and to design flood-control works according to the characteristics of the 100-year flood.

The risk of earthquake should be considered in similar manner. Utilizing the 50 to 100 year event as a minimum, structures should be designed based on their importance and the seismic hazards which exist where they are to be located. Where a higher level of protection is desired, such as for hospitals, the Planning Department Engineering Geologist and Building Department may determine that design levels should be increased from the Uniform Building Code to protect against earthquakes or other natural hazards with longer recurrence intervals. In this sense, the magnitude earthquake or flood used in determining risk may be thought of as a "design earthquake" or "design flood."

On May 9, 1975 technical representatives and elected officials of all participating jurisdictions met with ENVICOM corporation. The purpose of the meeting was to determine the earthquake magnitudes to be assigned to each of the three major faults in evaluating expected earthquake shaking. This Conference selected the magnitudes and recurrence intervals shown in Table 20.1.

The method of determining probability of wildland fires differs somewhat from the used with flooding and seismic hazards. It is generally true that the longer the interval between fires, the greater the possibility of a major conflagration due to extreme fuel buildup. The determination of hazard levels based upon weather, topography, and vegetation must be supplemented with information regarding fire flows, human proximity, etc. in order to determine risk. The approach of identifying unacceptable risk will simplify this determination.

TABLE 20.1

SUMMARY OF EXPECTED EARTHQUAKE MAGNITUDES AND  
ACCEPTABLE RISK FOR FOUR USE CATEGORIES FOR  
POTENTIALLY DAMAGING EARTHQUAKES IN RIVERSIDE  
COUNTY.

Use Category (Importance Rank)	Earthquake Magnitude (Richter) for the following faults:			
	Recurrence Interval (Years)	San Andreas	San Jacinto	Elsinore
A**	Max. Credible	8.0*	7.5*	7.0*
B	200-500	7.5*	7.0*	6.0
C	100-200	7.0*	6.5*	5.5
D	50-100	6.5*	6.0	5.0

\* Probably accompanied by fault rupture to surface. Other magnitudes may also be accompanied by fault rupture to surface.

\*\* Uses are defined in Tables 20.3 and 20.4.

SOURCE: Riverside County, Seismic Safety/Safety Element Technical Report, Volume I, September, 1976, p.61.



### Severity of Potential Losses

The risk of damage or loss of life is more complex, and involves evaluating and combining with risk of occurrence, the risk of severe damage or collapse of a structure and the probability of certain occupancies. Potentially-damaging natural hazards interact with man-made structures. If a structure is unable to accommodate the natural event, failure will occur. The potential for such failure is termed a structural hazard, and includes not only structures themselves, but also the potential for damage or injury that could occur as the result of movement of loose or inadequately restrained objects within, on, or adjacent to a structure.

The determination of unacceptable risk from hazardous events also involves separating structures into categories according to their potential effect on loss of life and injury and their importance in terms of continued community functioning. In the hours immediately following the 1971 San Fernando earthquake in Southern California, emergency services were impaired by damage to such essential structures and facilities as police and fires stations, communication networks, and utility lines. Several hospitals were seriously damaged and unable to continue functioning. These and other similar facilities are vital to the community's ability to respond to a major disaster and to minimize loss of life and property. The experience in San Fernando emphasized the need to provide these "critical or essential facilities" with a higher level of protection from earthquakes than "limited" or "normal" occupancy structures or other non-critical structures. As a minimum, all structures which could have an effect on the loss of life should be designed to remain standing in the event of a major natural disaster even if rendered useless. Critical facilities on the other hand, should not only remain standing, but should be able to continue providing essential services in the event of a disaster. The Classification of Structures and Facilities (Table 20.2) is to be used as a guide in evaluating the importance of each facility relative to overall public safety.

It is apparent that risks may be related to both potential loss of life or injury and the specific function of a structure or facility. An important precept is the idea of recognizing "involuntary" risk. Where there is little or no option afforded an individual as to whether or not he will accept a risk, such as in a hospital, school, or other governmental building, the risk should be minimal. In light of the fact that different structures and uses exhibit varying safety requirements, four categories of "importance" were identified, based upon potential loss of life, need for disaster response; and need as an essential community function. Table 20.3 illustrates the importance ranking of these categories, representative structures or uses included in each, and the magnitude and recurrence interval to be incorporated into the structural design.

The first category, Critical, includes uses whose collapse poses extreme, if not catastrophic, hazards to life, property and community functioning. Collapse of these structures or facilities is clearly unacceptable and the highest level of safety is mandatory.



# TABLE 20.2

## CLASSIFICATION OF STRUCTURES AND FACILITIES

	Safety Characteristic			Safety Standard	
	Major Loss of Life Potential	Disaster Response	Vital Function	Normal	Special
<b>RESIDENTIAL</b>					
• Single Family				•	
• Multifamily ( <100)				•	
• Mobilehome				•	
• Multifamily ( >100)	•				•
<b>COMMERCIAL/INDUSTRIAL</b>					
• Neighborhood Centers (grocery, drugstore, etc.)				•	
• Office Buildings	•				•
• Small Hotels, Motels		•		•	
• Mfg/Storage of Dangerous Material	•				•
• Large Commercial Facilities, Shopping Centers	•				•
• Large Hotels	•	•			•
• General Commercial, Light Industrial Uses				•	
• Health Care Clinics		•		•	
• Warehousing				•	
<b>PUBLIC/QUASI-PUBLIC USES</b>					
• Hospitals, Convalescent Homes	•	•	•		•
• Ambulance Services		•			•
• Emergency Operation Center		•	•		•
• Fire, Police, Emergency Communication Facilities		•	•		•
• Electric Inter-tie Systems, Utility Plants		•	•		•
• Large Dams	•		•		•
• Small Dams	•		•		•
• Nuclear Generating Plants	•		•		•
• Bridges, Overpasses		•	•		•
• Schools	•	•			•
• Churches	•			•	
• Secondary Utility Structures		•			•
• Government Offices	•	•	•		•
• Theatres, Auditoriums (capacity 100)	•	•			•
• Sewage Treatment Plants			•		•
• Linear Systems		•	•		•

Critical structures and facilities may suffer some damage in a natural disaster, but must not pose a threat to human life. The use of advanced theories and design concepts may be necessary in order to establish as fail-safe a structure as is feasible. A nuclear power plant is perhaps the most obvious example of a use in this highest importance category. Design characteristics must be based upon a detailed site investigation.

The second importance category, Essential, includes uses whose collapse could severely impair the community's ability to recover from a natural disaster. It is recognized that there may be some temporary service disruptions because of damage to individual facilities; however, these should not impair the community's recovery effort since delivery systems as a whole can continue supplying essential services. Maximum feasible safety, utilizing existing technology, is required, and the use of redundant systems may be necessary where feasible.

The third category, Normal-High Risk, includes structures or facilities which because of emotional reasons, high occupancy, or potential use in disaster response operation, should not collapse and should afford occupants a high level of safety. It is recognized that some damage, including structural, and injury may occur, but loss of life would be rare. Design standards should minimize the possibility of structural collapse.

The fourth category, Normal-Low Risk, includes the vast majority of structures. the criteria advanced by the Structural Engineers Association of California for "ordinary" risk structures are:

- Resist minor earthquakes without damage;
- Resist moderate earthquakes without structural damage, but with some nonstructural damage;
- Resist major earthquakes, of the intensity or severity of the strongest experienced in California, without collapse, but with some structural as well as nonstructural damage;
- In most structures it is expected that structural damage, even in a major earthquake, could be limited to repairable damage.

#### Capability to Reduce Risk

The technological ability to reduce risks must be assessed, as well as available fiscal and manpower resources and priorities for their allocation. The determination that the failure, or loss of function, of certain structures or facilities is not acceptable will likely require both a reordering of priorities and additional resources.

# TABLE 20.3

## ACCEPTABLE RISK SEISMIC EVENTS FOR RIVERSIDE COUNTY

Use Category	Category Type	Typical Structures, Facilities, Uses	Recurrence Interval	San Andreas	San Jacinto	Elsinore
A	Critical	Nuclear related systems; major dams; explosives or hazardous materials manufacturing, handling, or storage; hospitals and other emergency medical facilities.	Maximum Credible	8.0*	7.5*	7.0*
B	Essential	Police, fire and communications systems; Emergency Operations Centers (EOC's); electric power inter-tie systems; power plants; small dams; utility substations; sewerage treatment plants; waterworks; local gas and electric distribution lines; aqueducts; major pipelines; major highways, bridges and tunnels; ambulance services; public assembly with capacity of 300 or more; schools.	200-500	7.5*	7.0*	6.0
C	Normal-High Risk	Multi-family residential > 100 units; major commercial including large shopping centers; office buildings; large hotels; health care clinics and convalescent homes; heavy industry.	100-200	7.0*	6.5*	5.5
D	Normal-Low Risk	Single-family residential; multi-family < 100 units; small scale commercial; small hotels, motels; light industrial; warehousing.	50-100	6.5*	6.0	5.0

\*Probably accompanied by fault rupture to surface.

\*\*To be considered as a part of specific site investigations, and not included as a part of this study.



TABLE 20.4

LAND USE SUSTAINABILITY IN HAZARDOUS AREAS

[illegible]

### Explanation

- ① Generally Suitable - acceptable; however, if specific concerns are identified, site investigation may be required.
- ② Provisionally Suitable - requires site investigation to confirm suitability; may require some modification of facility design or siting.
- ③ Generally Unsuitable - restricted unless site investigation demonstrates that site is suitable or that hazards will be adequately mitigated.
- ④ Restricted - restricted unless alternative sites are not available or feasible and it is demonstrated that, although mitigation may be difficult, hazards will be adequately mitigated.

### Legend

- 1/ 100 Year Flood Zones  
2/ Wildland Fire Zones  
3/ Special Studies Zones  
4/ Hazard Management Zones  
5/ Ground Water Zones  
6/ Landslide Risk Zones  
7/ Transportation Potential Zones (the categories are based upon the table to the right)

## SUMMARY OF LIQUEFACTION POTENTIAL FOR ARLAS IN RIVERSIDE COUNTY, CALIFORNIA\*

Soil and Groundwater Characteristics (Map Symbols)	liquefaction Potential for Groundshaking Zone as follows:				
	I	II	III	IV	V
Recent alluvium, groundwater shallower than 10 feet ( $H_1$ , $D_{11}$ or $t_1$ )	Moderate	Moderately high	High	High	High
Recent alluvium, groundwater between 10 and 30 feet ( $H_2$ , $D_{12}$ or $t_2$ )	Moderate	Moderate	Moderately high	High	High
Fluvial cone alluvium, groundwater shallower than 10 feet ( $D_{11}$ )	Low	Moderate	Moderate	Moderate	Moderately high
Fluvial cone alluvium, groundwater between 10 and 30 feet ( $D_{12}$ )	Low	Low	Moderate	Moderate	Moderate

\*This is a simplification of Table 21 of the Technical Report.

## Risk Determination

Carrying the determination of risks that Riverside County is unwilling to accept further, the suitability of each importance category is illustrated for each hazard zone (Table 20.4). For instance, a particular use may be Generally Suitable, Provisionally Suitable, Generally Unsuitable, or Restricted depending upon the groundshaking zone and geologic structure, relationship to flood plains, or susceptibility to wildland fires. Obviously a table of this type has limitation. While this table does relate structure to potential hazard, it is intended for general planning purposes and detailed site investigations and engineering studies may be necessary for certain structures or uses.

The inclusion of public utilities in Tables 20.3 and 20.4 is not intended to put the County nor the City in the position of being an additional approving or monitoring agency for the utilities. It is recognized that the California Energy and Public Utilities Commissions have pre-empted local jurisdiction over the regulation of public utilities. However, both Commissions are required to seek local input to their approval of construction and operating procedures for public utilities. Tables 20.3 and 20.4 are intended to provide that comment.

### b. Seismic and Geologic Hazard Policy Plan

#### Introduction

Earthquakes are the result of an abrupt break or movement of rock, producing shock waves which move through the relatively brittle crust of the earth. If the area of the break is small and limited to the deeper part of the crust, the resulting earthquake will be small. However, if the break is large and extends to the surface, a large earthquake, capable of major destruction, will result. The breaks in the earth are called "faults". In California, faults are extremely common, varying from minor cracks to major fault zones such as the San Andreas. Fault zones may include only one fault or many, depending on the complexity of faulting in the area. Major fault zones within Riverside County include the San Andreas, the San Jacinto, and the Elsinore.

Faults exhibit different types and rates of movement. The various types of fault movement are illustrated in Exhibit 17. The forces responsible for mountain building exert great pressures in the earth's crust and cause crustal blocks to move in relation to each other. The result is a steady build-up of strain as rocks resist the pressure. Eventually, the strain becomes so great that it overcomes the strength of the rocks, which then break and snap back into an unstrained position. Usually, the resistance of rocks along an active fault is small and numerous adjustments, expressed as slow, creeping movements, or small earthquakes, are made. In some cases, the strength of the rock is very great, allowing strain to build to massive proportions. When the strain finally becomes great enough, the tremendous pressure is released, resulting in a major earthquake.



The major hazard posed by the slow, almost imperceptible type of movement known as "fault creep" is damage from surface fault rupture. Fault creep may extend to the ground surface, posing a hazard to structures located astride the fault. Over time, streets, building, and other structures located astride a fault may be seriously damaged. Surface movement rarely occurs in earthquakes smaller than magnitude 6.0 on the Richter Scale. On the other hand, fault movement in a major earthquake may occur suddenly, extend to the surface, and amount to several feet. The primary hazard in a major earthquake is, of course, ground shaking. The severity of groundshaking depends on the size of the earthquake and local geologic and soils conditions. Another aspect of groundshaking in an earthquake is the initial rapid ground movement. This movement can occur at fast enough speeds to tear homes off their foundations.

Since faults vary as to the likelihood of their being the source of an earthquake, considerable effort has been, and is continuing to be, expended by geologists and seismologists to determine and delineate the faults likely to generate significant earthquakes. The State Mining and Geology Board (1973), for purposes of the Alquist-Priolo Special Studies Zones Act (Chapter 7.5, Division 2, Public Resources Code, State of California), "regards faults which have had surface displacement within Holocene time (about the last 11,000 years) as active and hence as constituting a potential hazard."

The State Geologist (Slosson, 1973, Explanation of Special Studies Zones Maps, pp. 3 and 4) defines a potentially active fault as one "considered to have been active during Quaternary time (last 3,000,000 years)--on the basis of evidence of surface displacement." The State Geologist knows the contrast with the State Mining and Geology Board, but also states: "An exception is a Quaternary fault which is determined, from direct evidence, to have become inactive before Holocene time (last 11,000 years)."

The definitions above are compatible if taken in the following sequence:

- A potentially active fault is one which exhibits evidence of surface displacement during Quaternary time.
- A potentially active fault will be considered as an active fault if there is evidence of surface displacement during Holocene time.
- A potentially active fault will be considered as inactive if, by direct evidence, it can be shown that there has been no displacement during Holocene time.

While the above time periods may seem excessive for determining the potential activity of a fault, 3,000,000 years and 1,000 years are relatively short time periods when compared to the age of the earth. It may take thousands or even millions of years to generate the strain necessary to cause a major earthquake.



The size of an earthquake is described in two ways: by the amount of energy released and by observations of its effects in different areas. "Magnitude" refers to the energy released by an earthquake and is measured on the Richter Scale. An increase of one magnitude on the Richter Scale is equivalent to an increase of about 31 times in energy release. "Intensity" is the subjective evaluation of the effects of an earthquake at a particular location. Intensity is expressed on the Modified Mercalli Scale of 1931, which includes twelve categories (I to XII) ranging from "not felt except by a few under very favorable circumstances" to "damage total". It is important to remember that intensity is a subjective, general description of the effects of an earthquake and depends not only on the magnitude of the event, but also on distance from the epicenter, local geologic conditions, and quality of construction. Thus, while an earthquake has only one magnitude, it will have several intensities.

### Technical Summary

#### Primary Seismic Hazards

Ground Shaking. The principal seismic hazard in Riverside County is strong to severe ground shaking accompanied by ground rupture generated by movements of faults within the San Andreas, San Jacinto, or Elsinore fault zones. Relative ground shaking hazards were developed in the Technical Report by dividing the County into five zones based on distance from causative faults and soil type. The distances zonations are entirely arbitrary and were defined in the technical report so that Zone I includes ground acceleration for average site conditions up to that taken into account in the 1973 Uniform Building Code. Zone I represents the areas where the least amount of ground shaking is expected, and Zone V includes areas where the most severe ground shaking is expected.

The effects of the different magnitude earthquakes expected from the three faults is accommodated by varying the widths of the zones. That is, the zone boundaries are closer to the San Jacinto fault than the San Andreas fault because the earthquakes expected on the San Andreas are larger, and the same level of shaking will extend to a greater distance from the fault. Also, the higher zones are not present along the Elsinore fault because the source of shaking will be deep, and the distance to the source cannot decrease below about 5 miles even at the surface trace of the fault.

Five general soil types, based upon different ground shaking characteristics (bedrock, alluvium of intermediate thickness, thick alluvium and soft sediments, thin Pleistocene alluvium, and thin Recent alluvium), were identified. The five soil types (A-E) combine with the five distance zones (I-V) to produce 25 microzones. The microzones are mapped in Volume II of the Technical Report. The generalized characteristics of expected shaking are summarized in Table 20 of the Technical Report and response spectra as Figure 57 through 81. The suitability of the microzones for various uses is summarized in Table 20.4 of the Policy Report.

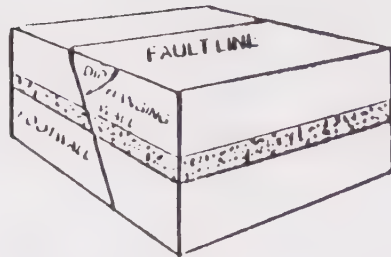
Surface Fault Rupture. The intent of the Alquist-Priolo Special Studies Zones Act is to provide for public safety from fault rupture hazards by avoiding, to the extent possible, the construction of structures for human occupancy astride hazardous faults. The precise location and identification of hazardous faults within or near a zone of potentially active faults can be determined only through detailed geologic investigations. Thus, the Act establishes the concept of a Special Studies Zone--an area of limited extent centered on recognized faults, although faults other than those depicted on the maps may be present within the zone. Within the Special Studies Zone a geologic study which "shall define and delineate any hazard of surface fault rupture" is required of any new estate development which contemplates the eventual construction of structures for human occupancy subject to the Subdivision Map Act, and any construction of structures for human occupancy other than single-family, wood frame dwellings or mobilehomes intended for use as single-family, wood frame dwellings or mobilehomes intended for use as single-family dwellings. Specific provisions of this Act are included in Chapter 7.5 Division 2, of the Public Resources Code and reflected in City regulations.

The Act requires the State Geologist to delineate appropriately wide special studies zones on all potentially and recently active faults that constitute a potential hazard to structures from surface faulting or fault creep. Phase I of the program delineated zones along the San Andreas, San Jacinto, Hayward, and Calaveras faults. As part of Phase II, the State Geologist will prepare Special Studies Zones maps for the Elsinore fault zone.

Geotechnical evidence contained in the Technical Report indicates that special regulations are needed along certain faults in the County until such time as the State Geologist includes them in a Special Studies Zone or geotechnical evidence shows them to be inactive. Thus, the concept of a Hazard Management Zone was developed. A Hazard Management Zone would be established to require geologic studies along certain faults not yet included in Special Studies Zones. The requirements for a Hazard Management Zone would be the same as for a Special Studies Zone.

San Andreas Fault Zone. The San Andreas fault zone is the longest and best studied fault in California. In Riverside County, the San Andreas fault zone includes two major branches. (Refer to Seismic Safety/Safety Element Policy Report Map.) The Mission Creek branch is the more active, and was the source of the 1948 Desert Hot Springs earthquake. The Banning fault is located to the south of the Mission Creek branch, generally following the northern edge of the San Geronio Pass. The active and potentially active faults of the San Andreas fault zone have been mapped by the State Geologist as required by the Alquist-Priolo Special Studies Zones Act.

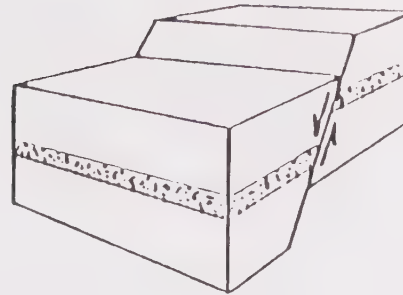
## COMPONENTS



Names of some of the components of faults

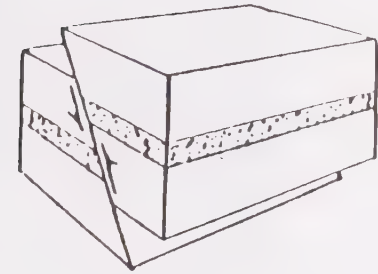
## TYPES OF FAULT MOVEMENT

### NORMAL FAULT



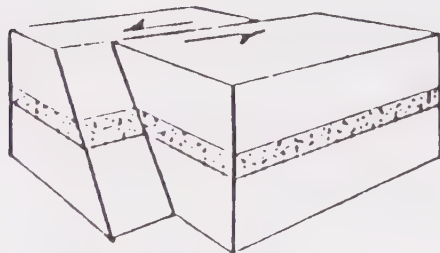
Normal fault, in which the hanging wall has moved down relative to the foot wall.

### REVERSE FAULT



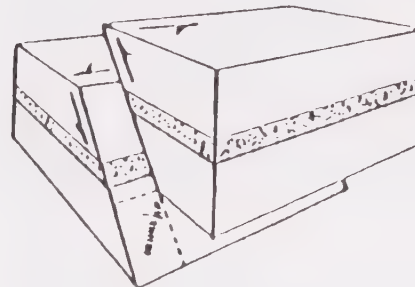
Reverse fault, sometimes called thrust fault, in which the hanging wall has moved up relative to the foot wall.

### LEFT LATERAL FAULT (STRIKE-SLIP)



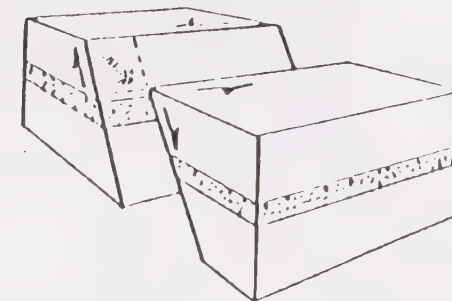
Lateral fault, sometimes called strike-slip fault, in which the rocks on either side of the fault have moved sideways past each other. It is called left lateral if the rocks on the other side of the fault have moved to the left, as observed while facing the fault, and right lateral if the rocks on the other side of the fault have moved to the right, as observed while

### LEFT LATERAL REVERSE FAULT (LEFT OBLIQUE REVERSE FAULT)



Left lateral reverse fault sometimes called a left oblique reverse fault. Movement of this type is a combination of left lateral sliding and re-

### LEFT LATERAL NORMAL FAULT (LEFT OBLIQUE NORMAL FAULT)



Left lateral normal fault, sometimes called a left oblique normal fault. Movement of this type of fault is a combination of normal faulting and left lateral faulting.



In Riverside County, recurrence intervals and magnitudes of earthquakes expected along the San Andreas fault zone are as follows:

<u>Magnitude</u>	<u>Recurrence Interval (Years)</u>
8.0*	Maximum Credible
7.5*	200-500
7.0*	100-200
6.5*	50-100

\*Probably accompanied by fault rupture to surface

San Jacinto Fault Zone. The San Jacinto fault zone extends from Cajon Pass to Mexico as a series of parallel and branching segments which form a relatively continuous fault zone. The two main branches are the Casa Loma and San Jacinto faults. Other segments considered active or potentially active include the Hot Springs fault east of San Jacinto, and the Buck Ridge and Coyote Creek faults to the south. The active and potentially active faults of the San Jacinto zone have been mapped by the State Geologist as required by the Alquist-Priolo Special Studies Zones Act with one exception, the extension of the Casa Loma fault northwest to Reche Canyon. Although this has not been included on the Alquist-Priolo maps issued by the State, geotechnical evidence contained in the Technical Report indicates the need for a Hazard Management Zone.

In Riverside County, recurrence intervals and magnitudes of earthquakes expected along the San Jacinto fault zone are as follows:

<u>Magnitude</u>	<u>Recurrence Interval (Years)</u>
7.5*	Maximum Credible
7.0*	200-500
6.5*	100-200
6.0	50-100

\*Probably accompanied by fault rupture to surface

Elsinore Fault Zone. The Elsinore fault zone is currently being mapped and analyzed by the California Division of Mines and Geology in preparation for delineating a Special Studies Zone pursuant to the Alquist-Priolo Act. Consequently, information included in the Technical Report concerning the location and state of activity of the individual faults within the zone should be considered tentative until more detailed information is available from the State.

It is apparent from available studies that many of the faults of the Elsinore zone must be considered at least potentially active. These include the Chino, Elsinore, Glen Ivy, Willard, and Wildomar faults. In addition, many of the faults located east of the Murrieta Valley could also be considered potentially active; however, geotechnical evidence indicates that the hazard potential of these faults, are

lower than for the main Elsinore Zone. The Technical Report concluded that Hazard Management Zones would not be necessary.

In Riverside County, recurrence intervals and magnitudes of earthquakes expected along the Elsinore fault zone are as follows:

<u>Magnitude</u>	<u>Recurrence Interval (Years)</u>
7.0*	Maximum Credible
6.0	200-500
5.5	100-200
5.0	50-100

\*Probably accompanied by fault rupture to surface

Other Faults. While emphasis has been placed on the three major fault zones, several other fault zones or groups can be considered at least potentially active. The general area of the Blue Cut fault in Joshua Tree National Monument is seismically active, but there is no definitive alignment or concentration of epicenters to suggest the fault itself is seismically active. The Salton Creek fault south of the Orocochia Mountains is considered potentially active by the State; however, the general area is seismically "quiet", and there is no alignment of epicenters to suggest recent activity. Three faults in the Chuckwalla Mountains and two in the Mule Mountains are shown as potentially active by the State. These areas are also seismically "quiet". Faults located outside Riverside County that could cause ground shaking within the County include the Newport-Inglewood fault to the west and the Pinto Mountain fault to the north. The Newport-Inglewood fault is sufficiently west of the County that probable shaking levels are not expected to exceed those from faults within the County. The Pinto Mountain fault, however, will increase shaking levels locally in the north-central part of the County.

#### Secondary Hazards

Settlement. Settlement may occur in poorly consolidated soils during earthquake shaking as the result of a more efficient rearrangement of individual grains. Settlement of such proportion as to cause significant structural damage is normally associated with rapidly deposited alluvial soils, or improperly founded or poorly compacted fills. The former are apparently common in some areas of Riverside County, and should be of concern in soils engineering investigations. Significant settlement due to ground shaking occurred northwest of San Jacinto in the 1899 earthquake. The problem of differential settlement of poorly consolidated soils does not appear to be limited to the Hemet-San Jacinto area. Settlement may also be a hazard in portions of the Riverside, Corona, Sunnymead, Beaumont, Perris, Desert Hot Springs, Cove Communities, Indio-Coachella, Murrieta Valley, and other areas where loose alluvial soils can be found.

Liquefaction. Liquefaction involves a sudden loss in strength of a saturated, cohesionless soil (predominantly sand), which is caused by shock or strain, such as an earthquake. This results in a temporary transformation of the soil to a fluid mass. If the liquefying layer is near the surface, the effects on any structure located on it are much like that of quicksand. If the liquefying layer is below the surface, it may provide a sliding surface for the material above it. Liquefaction typically occurs in areas where groundwater is found less than 30 feet below the surface, and where soils are composed primarily of poorly consolidate fine-grained sand. Table 21 of the Technical Report summarizes liquefaction potential based on the ground shaking, soil, and groundwater characteristics mapped in Volume II.

Areas in which liquefaction poses a particularly significant hazard include the Recent Alluvium along the Santa Ana River near Riverside, Norco, and Corona; in the Murrieta Valley near Rancho California; and in a broad area in the southern Coachella Valley including portions of Indio, Coachella, and Thermal.

Landslides. Landslides should be considered a basic geologic hazard, rather than one having an unusual association with earthquakes. The shaking of an earthquake only provides the triggering force to initiate downslope movement of a previously unstable earth mass. The prime factor is the unstable condition itself and movement could be triggered by heavy rains or grading for construction as well as by a seismic event.

Relative landslide risks have been mapped as part of the Area Maps in Volume II of the Technical Report. While landslide potential is limited in the County, one of the larger landslides in the State is present on Martinez Mountain west of Mecca. Other areas subject to landslides are the San Timoteo badlands, the "Bautista beds" east of Hemet, and the sedimentary rocks west and southwest of Corona. In addition, hilly areas weakened by intense faulting as alongside the San Jacinto Valley and the San Gorgonio Pass are particularly susceptible to landsliding.

Tsunamis and Seiches. Tsunamis, commonly called "tidal waves" are caused by fault movement on the ocean floor, and commonly affect low-lying coastal areas. They will have no effect on the study area.

Seiches are waves produced in a standing body of water by winds, atmospheric changes, earthquake waves, etc. Studies of true seiches are limited, but indicate that true seiches do not pose a significant hazard in the County's lakes and reservoirs. However, strong seiching may be set up in storage tanks located close to a fault. Some storage tanks suffered severe damage in the 1971 San Fernando earthquake.

Waves set up in water bodies by seismically induced landsliding or tilting are sometimes incorrectly referred to as seiches. Severe damage occurred as the result of waves set up by landsliding or tilting of the reservoir bottom in 1959 at Hebgen Lake in Montana



and in 1964 at Kenai Lake in Alaska. Major landsliding is not expected in the reservoirs of the County, and tilting of the type described above would probably be limited to the area north of the Banning fault where there are no major reservoirs. Tilting could significantly affect Lake Elsinore in the event of a major earthquake accompanied by ground rupture on a fault near the lake. However, this would be a maximum credible event, and is probably a tolerable risk when compared to measures required to mitigate the hazard.

### Goals

To minimize loss of life, injury, damage to property, and social and economic dislocations resulting from seismic and geologic hazards.

### Objectives

1. To incorporate seismic and geologic hazard considerations into the planning and development review process.
2. To identify areas of significant seismic and geologic hazards and promote special land use regulations for those areas.
3. To consider and utilize state-of-the-art advancements relating to mitigation of seismic and geologic hazards.
4. To encourage more detailed scientific analysis of seismic and geologic hazards.
5. To encourage the identification, evaluation, and mitigation of existing structural hazards that are related to seismic considerations.
6. To promote standards that will enable Critical and Essential structures or facilities to remain functional.
7. To promote public awareness of seismic and geologic hazards.
8. To encourage the consideration of seismic and geologic hazards as a factor in assessing property.

### Policies

1. Recognize seismic and geologic hazards as significant constraints when determining suitable land uses and densities within an area. (Objective 1).
2. Provide for the orderly administration and implementation of the Seismic Safety/Safety Element Program. (Objective 1).

3. Require soils and seismic/geologic investigations when proposed uses may be subject to unacceptable risks due to significant seismic or geologic hazards. Where hazards cannot be adequately mitigated certain land uses may be prohibited. (Objectives 1,2,4).
4. Utilize data contained in the Technical Report in determining the type and intensity of land use that is acceptable in areas of significant seismic or geologic hazard. (Objectives 2, 3, 5).
5. Provide for the incorporation of new information and continuous review and periodic updating of the Seismic Safety/Safety Element Policy Report and Technical Report. (Objective 4).
6. Support programs which increase awareness of the nature and extent of natural hazards in Riverside County. (Objective 7).
7. Consider the susceptibility of property to identified seismic or geologic hazard as an important factor in valuation. (Objective 8).

#### Implementation Program

##### Phase I

- Develop a procedure for determining the suitability of land to support various types and intensities of use, incorporating seismic and geologic considerations as a basic component. (Policies 1, 2).
- Begin a program of incorporating seismic and geologic considerations into the various general plan elements. (Policies 1, 2).
- Request the State of California Geologist to include the following faults in the Special Study Maps: the Casa Loma, Chino, Elsinore, Glen Ivy, Willard, Wildomar, Banning, and Cherry Valley faults. (Policies 1, 4).
- Pursuant to the provisions of the Alquist-Priolo Special Studies Zones Act, prohibit development in any Special Studies Zone or Hazard Management Zone, until detailed geological evaluations of the fault are completed and acceptable building setbacks established. (Policies 3, 4).
- Where necessary, require soils and geologic engineering investigations to confirm or demonstrate the suitability of proposed uses in various hazard zones as identified in Table 20.4. This investigation should occur at the initial stages of the development process. (Policies 3, 4).
- Encourage and assist school districts and agencies involved with the aged or handicapped to develop educational programs of their own. (Policy 6).

- Inform the Planning Department when major subsurface work is anticipated in a Special Studies or Hazard Management Zone to permit evaluation of fault activity and location, whenever feasible, during the trenching phase. (Policy 5).
- The Planning Department will maintain a compilation of geologic report results along the Fault Zones and recommend appropriate modifications of the Special Studies Zones to the State Geologist as the level of information warrants. (Policy 5).

## Phase II

### Short Range

- Request Caltrans, the County Road Department, and railroads to review their facilities, roadways, lines, and yards to determine the potential impact of expected earthquakes, and to forward comments to the Planning Department. The Circulation Element of the General Plan and evacuation plans should be revised if necessary. (Policy 6).
- Begin a program of mapping expansive soils and erosion problems in the City and Sphere of Influence.
- Establish a procedure by which the Assessor's Office will be informed of the susceptibility of property to significant natural hazards, including seismic and geologic concerns. (Policy 9).
- Review the Seismic Safety/Safety Element annually and comprehensively revise it every five years or whenever substantially new scientific evidence becomes available. (Policy 5).
- Encourage the notification of all prospective buyers of the susceptibility to and significance of natural hazards which may affect the subject property. Efforts to this end include: 1) encouraging the State Real Estate Commissioner to require all agents or brokers to inform the prospective buyer, 2) require that such information be recorded on all tentative or final land division maps; and 3) inform land title companies of the existence of hazards and encourage them to include this information in all title reports. (Policies 1, 2, 8, 9).

### Medium Range

- Institute a building strong-motion instrumentation program for building over four (4) stories in height, if such buildings are anticipated. (Policy 6).

### Long Range

- Incorporate the technical information contained in the Seismic Safety/Safety Elements into a Countywide computerized environmental data bank. (Policies 1, 2, 5).



#### 4. FLOOD HAZARD COMPONENT

##### a. Introduction

Riverside County has experienced severe flooding many times throughout its history, resulting in the loss of lives and over \$50 million in property damage. Like much of the nation, Riverside County faces an ever-increasing hazard due to floods if urban development continues to encroach onto the floodplains. Since floods are caused by rivers and creeks overrunning their banks, the original modern day solution to flood problems was seen as controlling the rivers and creeks themselves. The tremendous capital investments made in dikes, channels, levees, and dams over this century have not, however, eliminated flood hazards, as development has occurred without adequate protection in many areas. In some instances the protective facilities may be unable to accommodate the 100 year flood. Dollar estimates of damage in Riverside County attributable to flooding resulting from two storms in September 1976 totaled almost \$19 million dollars.

In recent years, the idea has become increasingly accepted that, while it is essential to protect existing development, the massive cost of providing flood control facilities for large areas such as Riverside County merely to permit the construction of new homes is often uneconomical. In many instances it is more desirable to keep people away from the flood, than to try keeping the flood away from the people. The basic economic premise is that if development on floodplains is limited, public costs for flood proofing and flood damages, can be minimized. The Federal Government, alarmed by rising costs of disaster relief, initiated the passage of the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973. The intent of these acts is to reduce the need for large public expenditures for flood control works and flood relief by restricting development on floodplains.

##### National Flood Insurance Program

Faced with steadily mounting costs for flood disaster relief and flood control works, it had become apparent by 1968 that the way to provide better protection against floods was not by constructing larger flood control structures, but rather to discourage development in areas subject to recurring inundation. In line with this philosophy, Congress enacted the National Flood Insurance Act of 1968, which established a program to reduce disaster relief costs by making flood insurance available in flood hazard areas, (the 100 year flood plain) providing the community voluntarily entered the program. Community participation was contingent upon the jurisdiction adopting and enforcing appropriate land use regulations within identified flood prone areas. Riverside County established eligibility in December, 1970 and flood insurance became available in January, 1971.

The Flood Insurance Act of 1968 was, however, generally unsuccessful nationally. In 1973, Congress passed the Flood Disaster Protection Act to overcome the deficiencies of its predecessor. This act makes

participation mandatory if a community or individual wishes to acquire, refinance, or build within a flood hazard area using any federally-related financial assistance. This not only includes FHA, VA, and SBA loans, but also funds provided through federally regulated or insured institutions. Non-participation, then, means that it would be virtually impossible to acquire, refinance, or build within a flood plain. While non-participation might seem to be a means of restricting development in flood plains, it places an excessive burden on existing owners of land and structures in these areas. These owners could find it exceedingly difficult to sell their property. Additionally, in the event of a disastrous flood, no assistance from the Federal Government would be forthcoming to non-participating communities.

As with the 1968 act, a condition of participation is that the community must adopt flood plain management regulations meeting the minimum standards published by the Federal Insurance Administration. To meet these minimum standards, the community must require building permits for all new construction and substantial improvements, and review the permit to assure that sites are reasonably free from flooding. For its flood prone areas, the community must also require: (1) proper anchoring of structures; (2) the use of construction materials and methods that will minimize flood damage; (3) adequate drainage for new subdivisions; and (4) that new or replacement utility systems be located and designed to preclude flood loss. Once the final flood maps are received from HUD, the community must minimally require that all new construction in identified flood hazard areas be elevated or flood proofed to the level of the 100 year flood.

#### Technical Summary

For the purposes of this element, the 100 year floodplain is of primary concern. Such a flood has a statistical likelihood of occurring once in one hundred years, or a one percent chance of occurring in any given year. The 100 year flood, or Intermediate Regional Flood, can occur in any given year, or even more than once in a single year, although such an event is not likely. The 100 year flood plain has been the commonly accepted standard for flood protection in new subdivisions within Riverside County since 1955.

#### Natural Flood Hazards

The five major water courses in Riverside County are the Santa Ana River, San Jacinto River, the Temecula-Murrieta Creek System, the Whitewater-San Gorgonio River, and the Colorado River. All of these river systems include numerous smaller tributaries that contribute to the overall drainage in the County. Each river system exhibits a different set of physical characteristics that influence flooding potential.

Whitewater-San Gorgonio River System. The Whitewater-San Gorgonio River System drains the San Gorgonio Pass area, as well as the semi-arid desert regions of the Coachella Valley. It is a landlocked system, where all runoff is either lost through percolation, or flows into the Salton Sea, where it is subject to evaporation.



The San Gorgonio River originates in the San Bernardino Mountains and flows south through Banning, turning east at the base of the San Jacinto Mountains until it reaches the western limit of Palm Springs, where it joins the Whitewater River. The San Gorgonio River is joined by numerous tributaries which plunge out of the steep mountain canyons.

The Whitewater River originates on the mountainous slopes bordering the Coachella Valley and flows generally southward into the Salton Sea. It receives sizable contributions from its tributaries during periods of heavy runoff. Snowmelt and rising groundwater provide an almost continual flowing stream in the upper reaches of the river. Like most desert rivers, its course sometimes meanders, causing the width and depth to vary.

Runoff following precipitation in the desert mountains is usually quite rapid due to the steep slopes and the absence of large stands of water-holding vegetation. Therefore, after a thundershower, dry streambeds can quickly fill with water, and often create flash floods.

Other Areas. In addition to the more defined water courses, extensive or damaging flooding may be expected in other areas of the County. Many low-lying areas, though removed from major streams, may be subject to sheet flow or ponding. In the desert areas, alluvial fans and washes pose significant hazards to life and property. While normally dry, a storm within the watershed may result in sudden inundation of the wash, or the creation of a new flood course in the alluvial fan area.

#### Hazards from Dam Failure

Section 8689.5 of the California Government Code requires all dam owners to submit to the State Office of Emergency Services maps showing areas that would be inundated given an instantaneous collapse of their respective dams. Although this type of catastrophe is highly unlikely, the nature of the hazard is such that it should be considered.

The collapse of a major dam, although it is an event of unforeseen severity, would create an inundation several magnitudes greater in area than a flood caused by heavy rains. Records from the 1923 failure of St. Francis Dam in Los Angeles County (capacity 32,000 acre-feet) describe a flood flow of 500,000 cubic feet per second, and a "wall" of water over 100 feet high in the confining canyon (Report of Commission, 1923). It should be stressed, however, that none of the dams affecting the study area should fail, based upon current evidence.



The required inundation maps for most of the large dams and reservoirs in Riverside County have been completed and approved, and are included in the Technical Report. While failure of a dam would be catastrophic, the major risk to life would be immediately below the impoundment. In this area, and for some distance downstream, the initial flood wave may be exceedingly large. While property damage may be substantial downstream, the flood height is usually lower and there may be time to evacuate area residents. Dam failure and subsequent inundations should be considered as events that can occur, but which are very unlikely. Studies concerned with the potential impacts of failure, including those referenced in this analysis, are evacuation tools to be used during the implementation of disaster recovery procedures. It is important to note that no assumptions or conclusions regarding dam safety are contained in such studies.

Since few disasters of this type have occurred in recent times, the ability of structures to withstand the expected forces of a flood surge is not thoroughly known. Current procedures relative to human safety define evacuation, as was seen during the Van Norman Dam experience, as the only safe solution when the threat of inundation is imminent.

#### Goals

To minimize loss of life, injury, damage to property, and social and economic dislocations resulting from flood or dam inundation hazards.

#### Objectives

1. To incorporate flood hazard considerations into planning and development review processes.
2. To identify areas of significant flood hazards and promote special land use regulations for those areas.
3. To promote standards that will enable critical and essential facilities to remain operational during and after a disastrous flood.
4. To minimize costs to both the government and to the general public for providing community protection from disastrous flooding.
5. To provide for the public safety during and after major flooding.
6. To encourage the consideration of flood hazards as a factor in assessing property.

## Policies

1. Recognize hazards posed by flooding or dam inundation as significant constraints when determining suitable land uses and densities within an area. (Objectives 1, 4).
2. Utilize data contained in the Technical Report <sup>1</sup> for the purpose of regulating the type and intensity of land use in areas subject to flooding and/or immediate dam inundation. (Objectives 2, 4).
3. Pursue a program for the identification and evaluation of flood related hazards not initially included within the Technical Report. These areas are subject to recurrent local flooding and include flash floods, sheet flow, local ponding, and washes. (Objectives 1, 2).
4. Excepting those flood control facilities intended to reduce flooding, critical or essential facilities should not be located within the boundaries of the 100-year flood plain unless reasonable alternative sites are not available. It must also be demonstrated that although mitigation may be difficult, flood hazards will be adequately mitigated.
5. Encourage the preservation of flood plains in open space uses. (objectives 2, 4, 5).
6. Consider the susceptibility of property to flood damage as an important factor in valuation.

## Implementation Program

### Phase I

- Develop a procedure determining the ability of lands to support various types and intensities of use, incorporating flooding and dam inundation considerations as a basic component. (Policies 1, 2).
- Begin a program of incorporating flood and dam inundation considerations into the general plan. (Policy 1).
- Encourage and assist school districts and agencies involved with the aged or handicapped to develop educational programs of their own relative to hazard awareness.
- In line with countywide and city planning goals and objectives, plan for, and as funding becomes available, construct needed flood control facilities. (Policy 1).

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<sup>1</sup> Riverside County, Seismic Safety/Safety Element Technical Report, September, 1976, as amended.

## Phase II

### Short Range

- Review existing, and where necessary, develop new regulatory means for restricting development on flood plains and in flood hazard areas in order to adhere to the regulatory standards and planning considerations required by the Flood Disaster Protection Act of 1973 for participation in the National Flood Insurance Program. (Policies 2, 5).
- Determine the feasibility and desirability of utilizing available provisions of the Williamson or Quimby Acts as a means of preserving flood plains in open space uses. (Policy 5).
- Review gaps in existing studies and prepare a work program for detailed flood hazard studies in areas where significant flood hazards have been reported but for which no published studies currently exist. Priorities should be based on the degree of anticipated flooding and potential risks to life and property. (Policy 3).
- As funding becomes available, prepare detailed flood hazard studies as per the work plan developed above. (Policy 3).

### Long Range

- Incorporate the technical information contained in the Seismic Safety/Safety Elements into a countywide computerized environmental data bank. (Policies 2, 3).

## 5. FIRE HAZARD COMPONENT

### a. Introduction

Riverside County possesses extensive areas of open space, mostly mountain ranges and desert. These areas are a valuable resource; however, rugged topography, dry weather, and large areas of highly flammable brush combine with increasing numbers of people to create extreme fire hazards throughout a large part of the County. Between 1966 and 1974, there were 18,995 fires in the unincorporated areas of Riverside County, not including fires within the Cleveland and San Bernardino National Forests and other Federal lands. Over 140,000 acres were burned and damage to watershed and structures totaled over \$25 million. In this same period, there were a total of 15,549 fires in the Riverside County portion of the Cleveland National Forest. Between 1966 and 1975, there were nearly 300 fires specifically within the San Jacinto District of the San Bernardino National Forest.

It is the purpose of this policy plan to recognize and mitigate existing fire hazards, as well as to minimize to the greatest possible extent, increased risks resulting from second home developments and increased access to wildland areas.



## Technical Summary

Fires are generally classified as either "wildland" or "structural". Fires in undeveloped areas resulting from the ignition of accumulated brush and wood are termed "wildland fires". These fires may consume extensive acreage and result in serious damage to watershed, wildlife and structures. The main causes are smoking, incendiary, machine use, debris burning, and railroads. "Structural fires" refer to those that originate from sources within a structure. Major causes include smoking in bed, faulty electrical wiring, appliance malfunctions, children playing with matches, and the improper handling or storage of flammable materials.

### Wildland Fires

The wildland fire potential in an area is a function of naturally occurring fire hazards (vegetation, climate, and topography), human related fire risks (proximity of urban areas to wildlands), and protective capabilities (response time, fire protection agencies, and water supply). The degree to which these factors contribute to the overall fire hazard of an area varies. Hence, wildland fire prevention requires a comprehensive approach.

The California Division of Forestry (CDF) has developed a methodology, known as the Fire Hazard Severity Classification System to describe the extent of naturally occurring fire hazards in an area. The basic determinants of the classification are fuel loading (vegetative type), climatic conditions, and slope. Human risk related factors are not included in the system at this time, but will be included in the near future.

Vegetation. The type of vegetation found in an area often helps determine the amount of fuel available for a fire and its spreading potential. It also influences the expected length of time between fires. The classification system identifies three types of fuel loading: light fuels such as flammable grasses and annual herbs; medium fuels represented by scrubs; and heavy fuels which include brush and woods. Chaparral covers most of the City's hazardous fire areas which is primarily in the mountainous cove and northern Sphere of Influence area. Because of its dense growth and natural dryness, chaparral may exhibit an almost explosive flammability, burning intensely, spreading quickly, and resisting control. In areas where chaparral has become dense, fire hazards are significantly increased.

A number of methods can be used to reduce the impact of fuel loading or wildland fire hazards, including, clearing, type conversion, controlled burning, and fire breaks. After reviewing national fire records for the period 1950-1959, the U. S. Forest Service determined that 52% of all man-made fires originated within 33 feet of the roadway. In 1974, the Riverside County Fire Department found a similar pattern occurring in the County. About 8% of the State's wildland fires are caused by railroad operations. Nearly all of these fires started within 25 feet of the right-of-way. Clearing flammable vegetation from these critical areas could significantly

decrease the incidence of wildland fires; however, some serious negative impacts may result. Roadsides could be severely eroded, washing mud and debris onto roadways. Runoff could be significantly increased and cause or intensify downstream flooding. Rather than clearing highly flammable vegetation, heavy fuels in many areas could be replaced by light fuels such as grasses or by fire resistant vegetation. Vegetative type conversion can also be used to enhance wildlife resources.

Climate. Cathedral City's climate, generally characterized by mild winters and hot, dry summers, encourages the growth of extensive ranges of chaparral. Coupled with occasional droughts, a critical period of fire hazard is created between May and November. Commencing about September, strong, dry winds called "Santa Anas" occasionally blow from the northeast. The strength and drying effect of these winds compound an already high fire hazard. When a fire erupts during a Santa Ana condition, burning embers are driven far in front of the main fire, creating numerous spot fires. The rate of fire spread is rapid, often four to six square miles per hour, making containment extremely difficult. Extra precautions and alertness are necessary when climatic conditions intensify fire hazards.

Topography. Topography varies greatly, and in combination with solar heating, is responsible for small-scale local wind conditions, creating local updrafts or "chimney effects". These updrafts burn more rapidly upslope than downslope, the greater the slope, the greater the rate of spread. Slopes also intensify fire hazards by hindering access by fire trucks and crews. The effect of topography on fire hazards must be recognized by limiting development in areas where access by fire crews will be limited and areas where development will be endangered by the swift upslope movement of a fire.

Human Proximity. The human element, including children playing with matches, smoking, vehicles, campfires, and incendiary is the major cause of wildland fires. As rural population, leisure time, and mobility increase, human-caused wildland fires can be expected to become even more numerous unless adequate precautions are taken.

The type of land use in an area is a key factor to be considered. For example, residential or recreational uses located in or near wildlands increase the probability of fire as a result of children playing with matches, smoking, etc. Structural fires located in an urban-wildland transition area could develop into a wildland fire. On the other hand, conversion of grass or brush lands to agricultural uses could reduce fire hazards, but may have concomitant negative effects, such as increased erosion and loss of vital watershed lands. Thus, an area's land use may affect the degree of wildland fire hazards both positively and negatively, urban uses generally having the more serious consequences.

The City uses the Uniform Fire Code for specific requirements intended to reduce fire hazards resulting from human activity in high fire hazard areas. General precautionary measures include requirements for building permits, maintenance of fire breaks around improved real property; clearing of vegetation from around railroad



and electrical transmission rights-of-way; safe burning of flammable materials; and prohibition of fireworks except in a public display. Within areas identified as having high fire hazards, the County Fire Warden may close any area to public access and may also require land owners to clear and maintain adequate Fire Safety Hazard Zones around structures.

In rural, high fire hazard areas, parcel maps are the predominant form of land division. In most instances these divisions create parcels larger than one acre and are, therefore, generally not required to provide for fire protection except in special circumstances.

### Structural Fires

Since most of our time is spent in structures--homes, offices, factories-- structural fires tend to pose a greater hazard to life than do wildland fires. Structural fires, which are primarily attributable to conditions of the structures and the activities within them, have a great number of causes. Most fires, both structural and wildland, are due to human carelessness. Many structural conditions can be adequately dealt with in various codes such as building and electrical. Provisions of these codes are not addressed in this element, although discussion of some subjects that would desirably be part of a comprehensive fire code is included. Dealing with human carelessness is a process that requires extensive public education.

Approval of development in a high fire hazard often leads to the development of improved access roads and availability of public utilities which may encourage the location of additional residences, second homes and cabins, resorts, recreational areas, and other urban-type uses. Thus, structural fires may generate destructive wildland fires, and wildland fires may engulf numerous structures. Development proposals in high fire hazard areas should be examined not only on an individual basis with attention paid to on-site hazards but should also be viewed in a broader sense, examining the potential off-site and cumulative effects. Should development be permitted, appropriate mitigating measures must be provided for.

Scattered urban-type developments and numerous rural homesites tend to pose fire protection problems. Such developments are often too far from fire stations to permit reasonable response times, yet they are not large enough to justify construction of a new local fire station. Private wells and rural water systems often do not provide adequate water for fire fighting. Equipment and manpower available in rural areas is also limited. As development in rural areas proceeds, expenditures for additional fire protection facilities become necessary in order to provide adequate protection. In short, despite the inability to support it, scattered urban development often creates the need for levels of service greater than the basic level of protection provided by the City and County Fire Department.



# TABLE 21

## FIRE HAZARD SEVERITY SCALE

Critical Fire Weather Frequency		III	
Fuel Loading		Slope	
	0-40	41-60	61-
Light (Grass)			
Medium (Shrub)			
Heavy (Woods-Brushwood)			



Moderate



High Hazard



Extreme Hazard

\*Riverside County is all Class III.

SOURCE: CDF, A Fire Hazard Severity Classification System for California Wildlands, April 1, 1973.

Industrial uses pose additional fire and safety hazards. Maintenance of pre-run files by the City Fire Department help to keep fire fighters aware of special hazards which may be encountered, and to alert dispatchers to the probable need for additional units or special equipment.

The production, storage, and transportation of industrial products such as petroleum, natural gas, explosives, chemicals, and pesticides may present a great threat to life and property in the event of fire. While extremely hazardous and toxic substances routinely pass through the County every day, the extent and degree of this hazard is not precisely known.

### Fire Protection

Fire protection within the City involves four separate entities of government.

- The U.S. Forest Service is responsible for the federally-owned forest lands.
- The City of Cathedral City is responsible for fire protection within its boundaries.
- The California Division of Forestry is responsible for wildland fires in forest, watershed, and range areas (State Responsibility Areas) on all state and privately-owned areas and in unincorporated areas.

Under an agreement between Riverside County and the California Division of Forestry, the County provides funds for manpower and operation of CDF stations during the four-month winter period. Throughout the County, the RCFD and CDF utilize equipment and manpower within each other's responsibility areas, acting as a single agency. The Riverside County firefighting force includes full time, paid field fire control personnel, supplemented by State personnel during the eight-month fire season, and support forces. A large volunteer force, which operates 46 fire stations, is an integral part of the Riverside County fire protection system.

A major factor in the protection of life and property is the time required for men and equipment to arrive at the scene of a fire. In general, response times in the range of five to eight minutes are considered maximum in the case of structural fires. A longer response time will result in the loss of most of the structural value. In the case of wildland fires, the variability of other factors makes response times somewhat less crucial; however, rapid response can greatly reduce the acreage involved.

Four factors affect response times: fire station organization, distance, grade, and road conditions (physical conditions, weather, and traffic). In general, a volunteer force will often take longer to respond to a fire than does a full time professional force.

The City of Cathedral City has two city-operated fire stations, one at Date Palm Drive and 2nd Street (Station 34) which is a City/County joint facility, and a second station located at Ramon Road and Cielo Vista Road, with a new one also proposed north of Interstate 10. Several stations in Riverside County, especially in the eastern areas, have exceedingly large areas of responsibility and therefore, delayed response times to their perimeters. In other areas, urban-type developments and rural homesites may be located beyond an eight minute response distance from the nearest station. Care must be taken that urban-type development occurs within a response distance of approximately five miles, and that new stations are located to minimize response time to structures within its area of responsibility. The physical condition of the road, including steep grades, weather, and the amount of traffic can lengthen response times. Another consideration in regard to response times is the occurrence of simultaneous fires in a given responsibility area; when a firefighting force is committed to one fire, there may be considerable delay in response to a second.

Once the firefighting crew arrives at the scene of a fire, it is important that there be sufficient water with which to suppress the fire. Deficient water supply areas should be identified and development in those areas discouraged until improvements are made. Evaluating each delivery system is a difficult, but essential task. In areas where no water system currently exists, an adequate domestic water system should accompany any urban development.

#### Planning Considerations

City and County Fire Protection forces currently possess minimum equipment and full-time personnel to meet expected fire situations. A great deal of reliance for adequate response to a fire is placed upon volunteer forces. In view of the continuing increase in population and the resulting increase in the number of responses to fire calls, an ever greater demand for fire protection services may be expected in the future. Fire insurance rates are exceptionally high in most areas of the County. To a great extent, this is due to water supply problems and a continuing dependence upon volunteer forces.

The Seismic Safety/Safety Element Technical Report provided the beginning of research into the extent of fire hazards within Riverside County. Much additional research is needed, such as (1) an evaluation of the County's water delivery systems as to their adequacy to provide fire protection, (2) development of a system to supplement the Fire Hazard Severity Classification System with human-related risk factors (proximity and response capabilities), (3) an assessment of the extent of risks related to the use of hazardous materials, and (4) a review of General Plan policies and fire-related ordinances. The Insurance Services Office is currently conducting a comprehensive review of fire protection throughout the County. When available, their recommendations for improvement should be implemented wherever feasible.

It is not feasible, however, to defer fire hazard mitigation programs until these studies are completed. Fire hazards are a real



and immediate threat to life and property. It is, therefore, necessary to proceed based on available information, keeping in mind that as new and more accurate information becomes available, policies and programs can be modified, expanded, or added.

### Goals

To minimize loss of life, injuries, property damage, loss of natural resources, and social and economic dislocations due to fire.

### Objectives

1. To provide the maximum feasible level of fire protection, recognizing state-of-the-art advancements in fire fighting technology and procedures, as well as the City's ability to pay for improvements.
2. To provide for the public safety during and after major wildland and structural fires.
3. To identify the extent of fire hazards, evaluating both natural and man induced factors for the purpose of introducing these considerations into the general plan process.
4. To reduce the potential of wildland fires by controlling the type and intensities of land uses permitted in fire hazard areas and establishing necessary development standards.
5. To encourage placing the cost of providing necessary fire protection to urban uses or concentrations in areas subject to High or Extreme fire hazard upon those who will directly benefit.
6. To design and locate fire stations and other emergency or critical facilities so as to enable their continued operation.
7. To emphasize a Fire Prevention Program, including reduction of fuel loading in wildland areas, inspection and abatement of hazardous conditions in and around structures, and public information, as being of importance equal to that of fire suppression.

### Policies

1. Support the development of a Fire Protection Master Plan for the purpose of further assessing the magnitude of fire hazards, risks, and the corrective measures necessary to provide an optimal level of fire protection. (Objectives 1, 2, 3, 4, 5, 6, 7).
2. Strive to reduce fire insurance premiums by evaluating Insurance Services Office (ISO) recommendations and implementing those that reflect acceptable cost-benefit ratios. (Objectives 1, 4, 6).

3. Recognize and support the volunteer program of the City and County as an integral part of the fire protection program. (Objective 1).
4. Locate new fire stations where they will most effectively reduce the potential loss of life, injury, and property damage. (Objectives 1, 2, 6).
5. Recognize susceptibility to wildland fires as a significant constraint when determining suitable land uses and densities within an area. (Objectives 2, 3, 4).
6. Utilize the Fire Hazard Severity Classification System to determine the natural fire hazard in all areas of the City for the purpose of evaluating proposed land divisions, general plan amendments, and other similar planning matters. (Objective 3).
7. Supplement the Fire Hazard Severity Classification System with risk-related factors such as human proximity and information regarding the adequacy of water supplies and protective facilities. (Objective 3).
8. Discourage small lot development in areas of High or Extreme fire hazard where there is no adequate and reliable source of water provided.
9. Discourage the provision of complete fire protection services by independent districts where duplication of effort and related costs can be avoided by the formation of a local improvement district to fund the necessary increased level of fire protection. (Objectives 1, 5).
10. Critical or essential facilities should not be located in High or Extreme fire hazard areas without an appraisal of the vulnerability to fire, its potential as a source of ignition, and application of acceptable mitigation measures. (Objectives 2, 6).
11. Recognize the probable effects of a major earthquake upon fire protection capabilities including facilities, access, and water supply. (Objective 6).
12. Support code enforcement programs for the purpose of reducing the risk of fire through the correction of abatement of hazardous structures or uses. (Objectives 1, 7).
13. Support adult and juvenile educational programs intended to increase awareness of the danger of fire and how to protect lives and property in the event of a major fire. (Objectives 1, 7).

## Implementation Program

### Phase I

- Utilize available information regarding fire hazards and associated risks in determining land use policies and in making decisions on development proposals, particularly in High or Extreme fire hazard areas. (Policies 5, 6, 7).
- As funding becomes available, designate and sign escape routes which will allow public evacuation in a disastrous fire situation.
- Maintain a vigorous code enforcement program which will (1) inspect fire hazardous structures throughout the City, issuing citations and demolition orders where necessary; (2) enforce the provisions of the Uniform Fire Code and fire-related provisions, such as the Subdivision ordinance and Building Code; and (3) assure that applicable State Regulations are being enforced. (Policy 12).
- Define the types of uses and minimum density within the three fire hazard classes that require fire protection services exceeding the basic level of protection provided by the County Fire Department. (Policies 6, 7, 8, 9).

### Phase II

#### Short Range

- Prepare objective criteria for the optimal siting of new fire stations. (Policies 1, 2, 4).
- Map the degree of fire hazard throughout the City using the Fire Hazard Severity Classification System. (Policy 6).
- Continue efforts to supplement the Fire Hazard Severity Classification System with risk related information including urban proximity, areas of delayed response time, areas of inadequate fire flow, and special hazards. (Policy 7).
- Determine the feasibility of, and consider authorizing the transfer of surplus fire fighting or emergency equipment and vehicles to the volunteer organizations. (Policies 2, 3).

#### Medium Range

Determine the feasibility and desirability of directing the Fire Department and Planning Department to prepare and recommend for adoption a Fire Protection Master Plan which will:

- Analyze the ratings and recommendations for an improved level of fire protection made by the Insurance Service Office for the purpose of determining what corrective measures may be economically feasible in terms of cost/benefit and would most probably result in a reduction of fire insurance rates.



- Study hazards involved in production, transportation, and storage of various potentially hazardous products such as petroleum, natural gas, explosives, chemicals, and pesticides, and recommend appropriate mitigation measures.
- Evaluate each water supply system as to its adequacy and reliability for fire protection and develop a workable program to correct deficiencies.
- Review adopted general plan goals, objectives, and policies related to fire hazards and recommend appropriate revisions.
- Review the adequacy of adopted fire-related development policies and standards, particularly in regard to fire protection requirements for parcel map land divisions for single-family residences in rural areas, and recommend appropriate ordinance revisions. (Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13).

## 6. NATURAL HAZARD AND DISASTER PREPAREDNESS COMPONENT

### a. Introduction

Earthquakes, floods, and wildland fires are natural occurrences, and as such, cannot be prevented by man. In the natural environment, these events may alter the landscape, but pose little threat to mankind. It is when man settles areas subject to natural hazards that risk to life and property is created. Previous chapters of the Seismic Safety/Safety Element have dealt with minimizing risks to life and property from the standpoint of recognizing the extent and probable location of potential natural disasters and altering settlement patterns and structural design. It is the purpose of this chapter to deal with the question from the standpoint of assuring a speedy recovery once a natural disaster has occurred.

It is the responsibility of all public and quasi-public agencies to help reduce loss of life and property damage resulting from a natural disaster. However, due to the large number of public, quasi-public, and private agencies involved and their differing areas of responsibility, cooperation and close coordination among them is necessary. The Director should, therefore, consider holding regular meetings with representatives of the County, cities, safety agencies, utilities, and other involved private agencies to help foster a cooperative response and achieve the necessary coordination while exchanging and incorporating the most up-to-date technical information available regarding:

- the probable location and magnitude of natural disasters
- organization, administration, and coordination of disaster response efforts in the areas of debris removal, evacuation, and emergency communication; law enforcement, fire protection, and rescue; health services; welfare and shelter services; and public utilities services
- maintenance of critical facilities and provision of emergency services.

## Technical Summary

### Organization and Administration

The goal of the existing Disaster Operations Plan is:

To ensure effective use of its capabilities, should a disaster affect the City, by taking such actions as may be required to save lives, minimize damage, and maintain and restore damaged facilities essential to the health, safety, and welfare of the affected area in the event of peacetime disaster.

Coordination of all concerned parties, including public and quasi-public agencies, is a necessity if the Disaster Operation Plan is to be effectively implemented. In addition, private organizations will be called upon to aid in disaster response. Close coordination between community leaders and these agencies will be necessary to assure an adequate distribution of resources and an efficient response effort following a natural disaster. It is, therefore, necessary to include these agencies in the disaster preparedness planning effort.

The City is structured to both give and receive mutual aid in any one of the several disciplines which may be required. Under California law, mutual aid is not limited to fire and police assistance only, but may encompass any resource available to any jurisdiction including manpower and/or equipment. Adequate disaster response not only requires a plan, but also depends upon the availability of resources and trained personnel. In the case of a local disaster, outside mutual aid may be expected. There could, however, be significant delays involved in receiving the aid due to disruptions in the County's transportation and communication systems. Even more serious disruptions may be expected if the disaster is regional in nature. Therefore, the County must prepare potential disaster areas for limited periods of self-reliance and promote the rapid resumption of vital services.

Debris Removal, Evacuation, and Emergency Communication. Accumulation of debris following a disaster slows evacuation, rescue, and recovery efforts while hindering the re-establishment of vital communication links. Rescue operations and restoration of services following a natural disaster are often hampered by fallen bridges, collapsed overpasses, and debris covered roadways. All available means of debris removal as well as mobilizing emergency crews should be reviewed. This effort would include both public and private resources.

Evacuation procedures vary according to the type and intensity of the disaster, topographic features, population densities, and available transportation routes. The Task Force will develop evacuation plans to encompass the special characteristics of a variety of natural disasters including seismic, geologic, flood, and fire emergencies. While assistance through mutual aid can be expected, the City should prepare itself for a period of total self-reliance following a disaster.



Debris removal and evacuation procedures (if appropriate) are largely contingent on the establishment of emergency communications. Communications now utilized by fire, police, sheriff, California Highway Patrol, and other state and local governmental agencies have been duplicated and placed in the Emergency Operations Centers. Mobile equipment in cars, etc., have a reasonable degree of expectancy of survival. It must be realized, however, that in a disaster of major magnitude communications facilities have always been overloaded, and it is reasonable to expect that such would be the case in the event of a major earthquake in Riverside County.

Law Enforcement, Fire Protection, and Rescue. The Police Department is responsible for law enforcement in the City. Following a natural disaster the Police Department will have responsibility for maintaining civil order by guarding against looting, providing traffic control, emergency aid, and related services.

Fire protection within the City involves several separate entities each of which has a specific area of responsibility. Mutual aid agreements for fire protection are well established although in the event of certain disasters such as an earthquake, such aid may not be immediately available. The structural evaluation of fire systems as well as the identification of alternate routes is vital in preparing for a natural disaster.

#### Health Services

The County Health Director is responsible for coordinating health services necessary for effective disaster response as outlined by the Riverside County Disaster Operations Plan. In the event of a major disaster, one or more of the hospitals within Riverside County may be destroyed or damaged to such an extent that they would not be operational. Should this occur, two options would be available. One would be to evacuate patients to hospitals situated in areas which are not affected by the disaster, and secondly, to utilize Packaged Disaster Hospitals which have been stored for such an eventuality. These Packaged Disaster Hospitals can accommodate from 100 to 200 beds and contain all medical equipment necessary to place the hospitals into operation with the exception of the basic shelter. Therefore, it is envisioned that existing facilities such as schools, abandoned store buildings, etc. would be utilized as medical centers. There are presently six such hospitals stationed within the County.

#### Welfare and Shelter Services

Food and shelter services coordinated by the County Public Social Services Director following a disaster depend heavily on private community groups. The American National Red Cross is deemed responsible by its charter to administer human welfare services (food, clothing, and shelter) in times of natural disaster. Additional assistance can be expected from other organizations such as Catholic Community Services and the Salvation Army, utilizing schools and auditoriums for temporary shelter.



## Public Utilities

Most of the developed areas of the City are dependent upon quasi-public agencies for the provision of utilities such as water, sewerage, natural gas, electricity, and telephone. The interruption of loss of these utilities for any extended period of time will have serious effects upon community social and economic order. There are certain precautionary or preparatory measures that should be considered as part of the City Disaster Preparedness Program.

The historic ability of the public utilities to provide lifeline services during and after an emergency and to restore utility service following a disaster has been recognized. The continuous provision of lifeline utilities is a basic requisite, and each utility should be prepared to provide for the safe, immediate restoration of community utility services.

Water and Sewerage. Water distribution and treatment systems are essential facilities which should be designed to withstand a major disaster. Following a major disaster, water supplies flowing into the City or County may be interrupted. It is, therefore, necessary to assure adequate water storage for periods of self-sufficiency. If local water supplies are interrupted, domestic and commercial services should be curtailed so that distribution to hospitals and other emergency facilities can be maintained.

The loss of sewerage facilities may pose serious health problems in a disaster situation. Sewerage facilities should be designed to accommodate seismic activity and be protected from flood waters. Plans for quickly spotting and repairing damaged lines should be formulated.

Electricity. Most electrical power in the City is purchased from a single supplier (Southern California Edison). In the event of a major disaster, some electric power supplies could be cut, significantly hindering relief efforts. Therefore, the use of secondary sources of power, such as on-site generators, for essential services should be examined for use in an emergency.

Natural Gas. Natural gas transmission systems are located underground and are thus susceptible to rupture in an event of ground movement. The hazard of fire following a disaster such as an earthquake should be recognized in utility design characteristics. Plans for rapid inspection and restoration of service should be formulated.

Telephone. The City is served by Pacific, General, and Continental tele-communications systems. Localized interruption of services can often be rectified by switching to alternative lines; but a major disaster could have larger portions of the City temporarily without telephone service. Telephone systems have generally responded well to disaster situations.

## Goals

To establish and maintain community preparedness and to assure an appropriate response in the event of a major natural disaster so as to reduce loss of life, injury, property damage, and social and economic dislocations.

## Objectives

1. To incorporate technical information regarding seismic, geologic, flooding, dam inundation, fire and other hazardous natural events into disaster preparedness plans.
2. To encourage the efficient allocation of emergency food, shelter, and medical supplies and the rapid restoration of community order following a natural disaster.
3. To encourage the safe, rapid, and orderly restoration of public services as well as those provided by quasi-public and private agencies.
4. To recognize the necessity of total self-reliance for some undefined period of time following a regional natural disaster.
5. To encourage the coordination of the disaster plans of public, quasi-public, and private organizations to enable different response in disaster situations.
6. To promote an informed citizenry that will recognize the potential dangers resulting from natural hazards and be capable of taking appropriate measures to reduce the loss of life, injury, and property damage.

## Policies

1. Afford the preparation of natural hazard disaster response plans first priority, as the most effective short-term means of protecting public health, safety, and welfare in the event of a major natural disaster. (Objectives 1, 2, 3, 4, 5, 6)
2. Support the concept that individuals, agencies, or organizations who will necessarily perform significant disaster response functions, participate directly in the development and review of the City Disaster Operations Plan.
3. Periodically update the Disaster Preparedness Plan and assess its operational status and efficiency. (Objective 1)

4. Encourage potentially hazardous industries, and large scale industrial, commercial, residential, and institutional organizations to prepare natural disaster preparedness plans. (Objective 5)
5. Support mutual aid agreements and encourage a program of self-sufficiency in various geographic areas. (Objectives 2, 4, 5, 6)
6. Recognize the special needs of dependent populations in disaster situations. (Objectives 7, 8)
7. Support public information programs and solicitation of citizen involvement in disaster preparedness and response so as to promote a more informed public. (Objectives 6, 7)

### Implementation Program

#### Phase II

##### Short Range

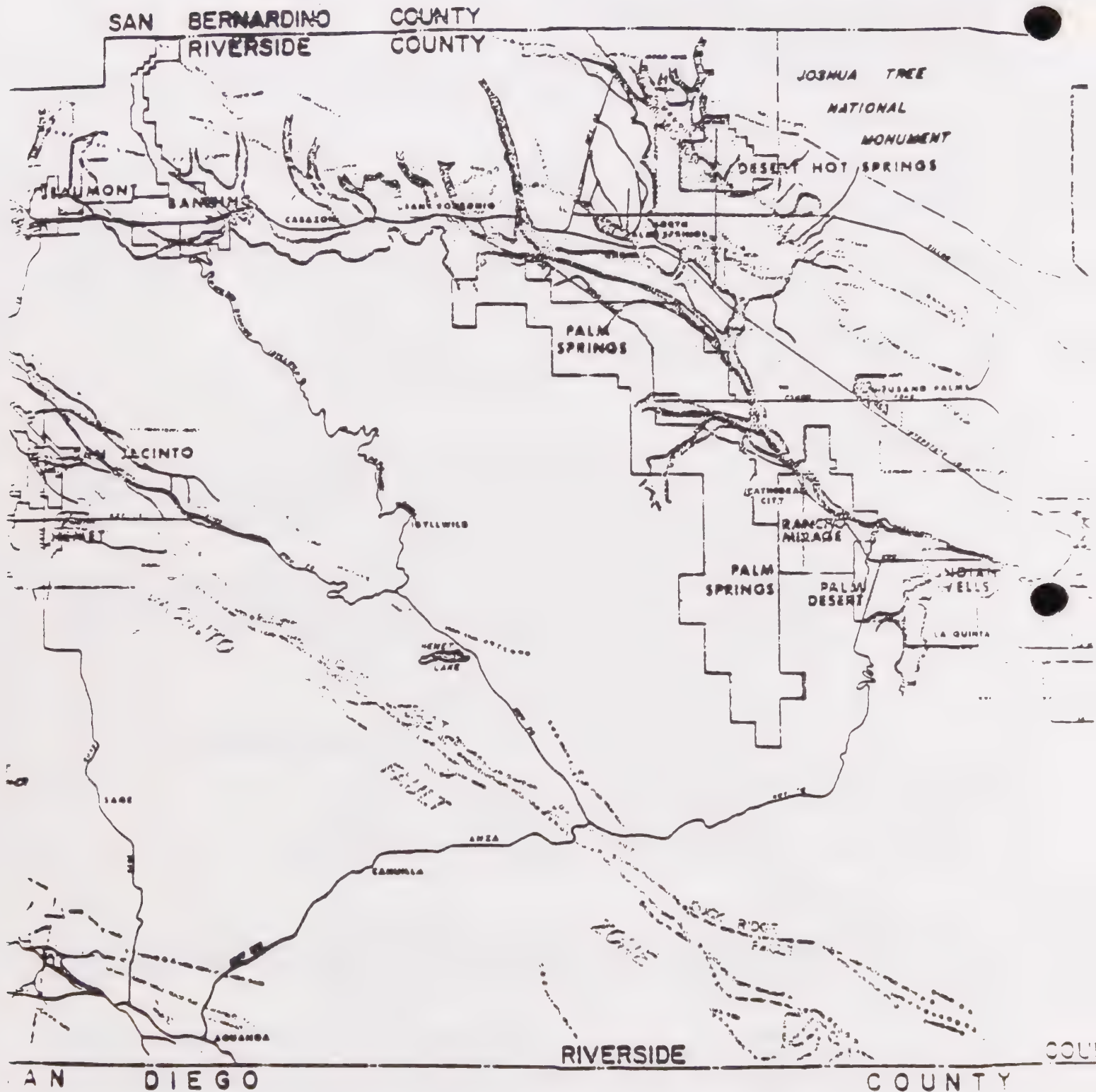
- In cooperation with the State Office of Emergency Services, schedule and conduct a countywide natural disaster preparedness drill for the purpose of identifying deficiencies in the existing disaster preparedness plan. (Policy 4)
- Organize a Disaster Preparedness Task Force composed of public, quasi-public, and private organizations for the purpose of developing a coordinated Disaster Preparedness Plan. This plan will examine:
  - organization and administration
  - critical structures or facilities
  - debris removal, evacuation, and emergency communications
  - law enforcement
  - health services
  - welfare and shelter services
  - public utilities
  - transportation (Policies 1, 2, 3, 5, 6, 7)

##### Medium Range

- Expand and coordinate community programs that train volunteers to assist police, fire and official recovery personnel during and after a major natural disaster. (Policies 3, 8)
- Encourage all potentially hazardous industries and large-scale industrial, commercial, residential, and institutional organizations to prepare and submit to the Director of Community Development, disaster preparedness plans. (Policies 1, 3, 5, 6)
- Periodically review and update the Disaster Preparedness Plan and conduct drills to maintain efficiency. (Policies 1, 3, 4, 5, 6)



# GENERALIZED SEISMIC SAFETY AND SAFETY ELEMENT MAP



NOTE:

THIS MAP PRESENTS A GENERALIZED IDENTIFICATION OF THE CONDITIONS  
TO IN THE LEGEND. IT DOES NOT DEPICT ALL CONCERNS NOR IS IT A  
PRECISE DELINEATION OF SPECIFIC FEATURES. READERS WISHING MORE  
EXACT INFORMATION SHOULD CONSULT THE SEISMIC SAFETY/SAFETY  
ELEMENT TECHNICAL REPORT VOLUME I AND II.

## 7. SPECIAL CONDITIONS COMPONENT

### a. Scope

The location of Cathedral City is one which presents special conditions due to environmental factors, especially climate, which are unique to the Coachella Valley. The special conditions addressed here are: wind/blowsand, temperature extremes and availability of solar energy. These are all products of the climate of the City and to some degree are interrelated issues. This component is intended to provide analysis of these conditions and describe generally how they can be accommodated and capitalized upon to maximize the safety, convenience and efficiency of the community.

### b. Existing Conditions

Blowsand, the physical interaction of sand and wind, is influenced by physical characteristics of the Valley, including drainage, meteorology and climate, and is a condition which affects residents and development opportunity in the Coachella Valley.

The geologic formation of the Valley is such that it becomes a trough bounded by high terrain. Winds in the Valley are a result of marine air moving inland toward areas of lower barometric pressure. These become high velocity winds when an inversion exists over the San Gorgonio Pass. These winds pick up sediment and move southeasterly. Most blowsand initially begins its journey on the Whitewater River floodplain, east of Windy Point and is transported southeasterly down the Valley confined by the trough.

Cathedral City is within the area defined by Coachella Valley Association of Government (CVAG) as a "Blowsand Hazard Zone". This zone is defined as "...all land, by nature of its location or soil characteristics, subject to real or potential sand accumulation and/or abrasion damage or land which may cause sand damage to adjacent property"<sup>1</sup>.

However, the zone is provided for general planning purposes and is not an exact indicator. (Its provision is as a general indicator that regulation of land development with the general area should be appropriate to reduce the problem.)

The lack of vegetative cover, characteristic of the desert environment, has contributed to the blowsand activity. Meanwhile, man's activities have had both beneficial and adverse effects. Such activities as those related to construction have generally contributed to the problem by freeing sand. Generally speaking, land development has stabilized areas. However, during the development process adverse conditions can be created if precautions are not taken.

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<sup>1</sup> Coachella Valley Association of Governments, "Blowsand Control and Protection Plan", June 1977, p. 22.

The climate of the Coachella Valley is typical of the arid desert areas characterized by low precipitation, predominantly occurring in the winter months (October through April), low humidity, high summer temperatures, mild sunny winters, and winds at certain times of the year. Because the Valley is surrounded on three sides by mountain ranges, prevailing westerly air masses are relieved of their moisture as they are forced upward over the ranges and cooled. The mountain community of Idylwild averages approximately twenty-nine inches of precipitation while the Valley floor receives generally three to six inches.

The climate of the area is summarized in the table below:

Table 22

Climate Summary: Northwestern Coachella Valley

Period	AVERAGE TEMPERATURE			RAIN Inches	HUMIDITY		
	<u>Min.<sup>o</sup></u>	<u>Mean.<sup>o</sup></u>	<u>Max.<sup>o</sup></u>		<u>4 a.m.</u>	<u>Noon</u>	<u>4 p.m.</u>
January	39.1	53.7	68.3	1.22	57	32	32
April	52.6	69.9	86.9	.25	55	22	19
July	73.2	90.6	107.8	.29	60	28	25
October	56.5	73.0	91.4	1.33	58	27	28
Year	54.7	70.9	87.5	7.07	58	27	26

SOURCE: National Weather Service Palm Springs Station

Air movement within the Valley is dominated by a westerly flow with variation in direction, velocity, and duration depending upon the season. High winds which occur during certain times of the year, particularly in the upper Valley near Windy Point, are generally associated with temperature inversions created over the San Gorgonio Pass which confines air movement within the Pass. Warm air calms normally occur during the summer months, though the month of May is the windiest month of the year. In the fall, strong winds known as "Santa Anas" push exceptionally dry inland air into the region from the East. Thus periodic air movement causes the humidity to drop resulting in cloudless skies through October and November.

Meteorological and climatic conditions culminate in an environmental backdrop beneficial to both the tourist and agricultural economies of the Coachella Valley. However, there are adverse impacts relating to air quality and energy conservation.

The typically dry climatic conditions of the Valley result in intense solar radiation, high temperatures and cloud free sunshine. The high temperatures which predominate throughout the year within the Coachella Valley place excessive demands on electric and other energy sources.

The use of solar radiation for heating living space and domestic water supplies is becoming more important as part of the solution to



the nation's energy problems. On-site collection and utilization of solar radiation is safe, sustainable, and relatively impact-free. However, if solar is to be seriously considered as an effective energy source, steps must be taken to ensure an adequate and perpetual supply of incident sunlight available to collectors. In 1978, the California Legislature passed two bills which were signed into law, AB 3250, the California Solar Rights Act, and AB 2321, the California Solar Shade Control Act. The two statutes establish and protect the legal right to sunlight falling upon solar collectors under certain conditions.

Although legal rights to an unblocked source of sunlight to collectors is a complex issue, the physical concept of solar access is easier to describe. The sun's position relative to the earth follows predictable patterns capable of being mathematically and geometrically described. In simple terms, the sun rises in the east, sets in the west, is approximately due south at noon, and achieves a higher angle with respect to the southern horizon in the summer than in the winter. Also, in California, the sun rises slightly south of east and sets slightly south of west in the winter, while rising slightly north of east and setting slightly north of west in the summer.

In a physical sense the solar access requirements of a solar collector or collectors define a space in the sky above the collector surface which must be kept free of obstruction for a maximum efficiency of the solar collector. Such a volume and configuration of space is called a "skyspace" or "skyview". Solar access, then, is the protection of this skyspace from obstruction by planning, design, policy, and legal methods.

c. Needs

Blowsand poses principally two public health and safety concerns. The first concern is respiratory problems attributable to poor air quality, i.e., blowsand introduces a high level of suspended particulates into the air. A second concern is motor vehicle accidents brought about by reduced visibility during severe blowsand storms.

Blowsand can lead to significant property damage and increased property maintenance costs. Motor vehicles, homes, and other buildings can be scoured and pitted by strong blowsand forces, in the same manner as if such property were subjected to commercial sandblasting. Maintenance costs for keeping roads free of drifting sand, removing piled up sand from the sides of fences and buildings, replacing damaged transmission lines and other utilities are all examples of the negative impacts of blowsand upon urbanization. Examples of this problem are evident especially in the northern portion of the City.

The temperature aspects of climate have an important impact on energy demand. Insulation to protect interior areas from the effects of exterior temperature changes is likely deficient in structures built to minimum standards. Structures of this type are predominate in areas of low cost housing such as those in some areas of the City. Persons with limited housing budgets are attracted to such areas but

lose savings in reduced structure costs to higher utility costs, or are forced to live uncomfortably.

The utilization of solar energy to meet some of the energy needs of communities is now a topical planning issue. Previously little attention was given to the availability of solar energy to meet energy demands of development. The primary focus of attention for Cathedral City residents has been protection from the intense solar radiation and heat of the summer season.

To assess these energy requirements, the need for heating and cooling can be quantified in degree days. A degree day is a unit based upon temperature difference and time. For any one day, the day's average temperature is calculated. Each degree Fahrenheit that the average is below 65 degrees F is one degree day. Thus, a 50 degree F average temperature day is a 15 degree day and a season with the equivalent of 100 such days would be a 1,500 degree heating day season.

In the Coachella Valley sunny-cool winter average only 870 degree heating days. In summer there are 1,458 full load cooling hours and 2,724 hours with the outside temperature above 80 degrees F. But, for a total of 54 percent of the early morning hours (2:00 a.m. to 9:00 a.m.) the outside air temperature is below 80 degrees F.<sup>1</sup>

The energy expended to meet these needs can be minimized with attention to solar aspects of building design and operation.

d. Opportunities/Constraints

Given the negative effects of blowsand, an issue arises as to the tradeoffs between applying blowsand mitigation measures versus precluding urbanization in blowsand zones. Among the facets of the issue are: the identification of land uses which may in fact be compatible with blowsand action; the degree to which better site planning and building construction techniques might reduce conflict between blowsand and urbanization; and the concept of "safe corridors" where the presence of a road or other facility is deemed so important as to require construction and maintenance no matter how difficult or costly.

Though considered a hazard, blowing sand within the Coachella Valley does have some positive aspects. The blowsand regions of the Coachella Valley provide a unique desert environment that has both scenic and ecological significance. The sand dunes and sparse environment of the blowsand area offer the viewer another perspective on the desert's ecosystem. This area also provides unique habitat for certain biological species including the fringe-toed lizard. The blowsand belt has provided such a significant hazard to human intrusion that it has in the past had a major impact on limiting growth and its direction within the Coachella Valley.

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<sup>1</sup> Living Systems, Indio California Energy Conservation Project - Final Report (March 1977)



A real issue arises as to whether blowsand even can be controlled, and hence the value of attempting such controls. Such control can be partial (wind breaks, sand barriers) or total (paving over those areas where the wind picks up its source material). Control can be long-term or temporary (barriers created today may be overwhelmed by sand dunes within one or two years). Controls on natural blowsand conditions may prove futile when man-made conditions create a strong blowsand potential.

The overall warm dry climate of the area makes it attractive during the winter season to tourists and seasonal recreation enthusiasts. The heat of the summer becomes overwhelming and a liability rather than an asset. The hot dry season constrains the type of landscaping and building materials. An ultimate limitation on such materials is the ability to survive these conditions. When the issues of energy and water resource conservation are included, the number of suitable materials and design is further reduced.

The consideration of solar access and protection can lead to increased efficiency and reduced energy demand. Energy and energy conservation measures are addressed in a separate element of the General Plan. At this point only the strong relationship between energy conservation and demand, and the solar characteristics of the climate of the City are to be stressed. Solar access rights to insure availability of sunlight for summer and winter water heating and winter space heating must be balanced with the need for solar protection during the summer months.

#### c. Objectives, Policies and Programs

Based on the conditions, issues, needs and opportunities outlined above, the following objectives are established as desired future conditions toward which the Plan is directed. Policies and programs are also identified to achieve objectives and maximize opportunities.

1. Objective: The community is able to live satisfactorily with the special conditions which prevail in the area.
  - 1.1 Policy: The City shall require blowsand protection of new development in those areas in which it occurs.
    - 1.1.1 Program: Determine specific areas subject to blowsand hazard and activities which create such hazards.
    - 1.1.2 Program: Develop standards for measures adequate to provide blowsand protection.
    - 1.1.3 Program: Establish a blowsand control ordinance and enforcement mechanisms to insure provision of blowsand protection and the continued maintenance of such facilities.



- 1.2 Policy: The City shall encourage the use of landscape and building materials suitable to the extreme temperatures occurring in the City.
  - 1.2.1 Program: Develop a system of review and approval for landscape and building materials in proposed developments.
- 1.3 Policy: The City shall establish appropriate mechanisms to provide and protect solar access.
  - 1.3.1 Program: Implement the State law regarding solar access provision and protection by local ordinance.
  - 1.3.2 Program: Establish a system of review and approval for solar design aspects of new development.

IV.

## IMPLEMENTATION PLAN

## A. SCOPE

The implementation program for the General Plan should be a coordinated set of specific measures and actions the local government intends to use in carrying out the policy of its general plan. As with the approach to data and analysis, the Plan varies on specificity of implementation measures, depending upon significance of identified need.

Implementation actions called for in the General Plan and mitigation measures contained in the Master Environmental Impact Report indicate programs, actions and practical requirements for carrying out Plan policies. These actions and programs enable the immediate and longer-term implications of the policies and mitigation measures to be understood more clearly.

The implementation program should consist of measures consciously selected, not just a list of "possible" measures. A few well conceived measures will accomplish more than a long list of "possible" measures. As a practical matter, the general plan becomes a more effective guide when it includes specific implementation measures. Policies tied directly to an implementation program will be more realistic and practical. A detailed, short-term program which can be reviewed annually also links the policies of the general plan directly to capital improvement programming and the annual budget cycle. In addition, explicit implementation measures in the general plan establish a commitment to action and define accountability. For these reasons, a near-term program is presented in the following sections for inclusion with the adopted Plan.

## B. PROGRAM

The program presented here is built upon the policies and programs identified within the Plan and upon the mitigation measures identified in the Master EIR. The intent of the implementation program is to not only identify implementation actions, but to also establish a framework for carrying those actions through to fruition. In order to accomplish this, the framework to be established must address the priority of actions to be taken, time frames for action, program responsibility, technical or legislative support requirements, possible funding methods, and possible consultant support work.

The simplest format for expressing the Implementation Program and the relationships of the various actions proposed is a matrix table with basic Plan implementation needs identified against the following criteria for action:

1. **Priority Allocation:** A ranking of programs from those most critical to implement the Plan to those that could be deferred if funding or staff were not available.
2. **Program Time:** An estimate of program duration or a target start up, however time frames are contingent upon funding and staffing levels.
3. **Program Description:** A brief description of the program and a reference to its origin in the Plan or Master EIR.



4. Program Responsibility: The lead agency or department charged with development, management or adoption of the program.
5. Technical or Legislative Support Provisions: Identification of technical expertise or data required in developing the program, or identification of governmental bodies necessary in overall program enforcement, funding or adoption.
6. Possible Funding Methods: Identification of funds, grants or other funding sources to augment City General Funds in providing program implementation.
7. Possible Consultant Work: Identification of possible technical and professional work that could augment staff or provide specialized expertise.

C. TOOLS

There are several basic tools used to implement General Plans. All will be used by Cathedral City.

1. Zoning: The Zoning Ordinance is the most powerful tool available to implement the goals, objectives, and policies of this Plan. An exercise of the police power, it is used to "protect the health, safety, morals, and welfare" of the community. While the General Plan designates the proposed location of uses desired by the community, it is through the Zoning Ordinance that the City establishes the actual pattern of development. The current zone code is now being revised to fit the proposed General Plan.
2. Subdivision Regulations: These regulations are used to assure that development projects which create five or more parcels are in compliance with the General Plan, the Zoning Ordinance and Development Standards. Regulations are used to provide for public services and facilities such as streets, drainage facilities, open space and parks. These regulations, along with the Zoning Ordinance, should be reviewed to ensure that they implement the goals, objectives, and policies of this Plan.
3. Environmental Impact Review: CEQA provides cities with the opportunity to critically review development projects. This review allows the City to consider the possible adverse and/or beneficial impacts individual projects and their design may have on social and physical environments of Cathedral City. The City's planning process requires developers to complete an Environmental Assessment Form to determine possible adverse impacts prior to formal filing of development plans. It is anticipated that the master EIR to be certified by the City on the General Plan will permit negative declarations, mitigated negative declarations or focused EIRs on most projects.
4. Site Plan Review: The planning process provides an opportunity for the City to critically inspect and review significant proposed development plans. The review evaluates the proposal's compatibility with the surrounding environment and adherence to the intent of the General Plan and provisions of the Municipal Code.

5. Capital Improvement Program: The CIP is a five year budget program which contains a projection of the City's expenditures for acquisition and development of public facilities as well as the provision of public services.
6. Redevelopment Area: The establishment of redevelopment project areas makes available to the City powerful methods of improving existing conditions and tapping future tax revenue resources to assist in their funding.
7. General Plan Consistency: The Government Code requires a finding that development projects are consistent with the General Plan. The following outline is suggested as the basic format for reaching a conclusion that a project is or is not consistent with the General Plan.

"Answers to the following questions constitute the essence of the Cathedral City General Plan in response to a proposed project (public or private). They form the basis for a finding of consistency.

- a. Does it place activity where the City wants activity to be?

Activity Centers  
Neighborhood Centers

- b. Will it add to the City's revenue flow?

Short Term  
Long Term  
Leverage

- c. Will it contribute toward keeping Cathedral City a place where working class residents can afford to live?

Housing Choice  
Housing Cost  
Jobs

- d. Will it contribute to the City's overall balance of uses?

Direct  
Indirect

- e. Is it in character with the community sector in which it is located?

Use  
Improvements  
Design

f. Is enough money committed for the necessary capital improvements?

Source  
Amount  
Timing

g. Does it respond to special needs that exist in the City?

Elderly  
Homeowners  
Business Community  
Youth  
Tourists  
Others

h. Are all necessary public facilities and services available?

Roads  
Flood Control and Drainage  
Schools  
Water  
Sewer  
Police  
Fire  
Utilities

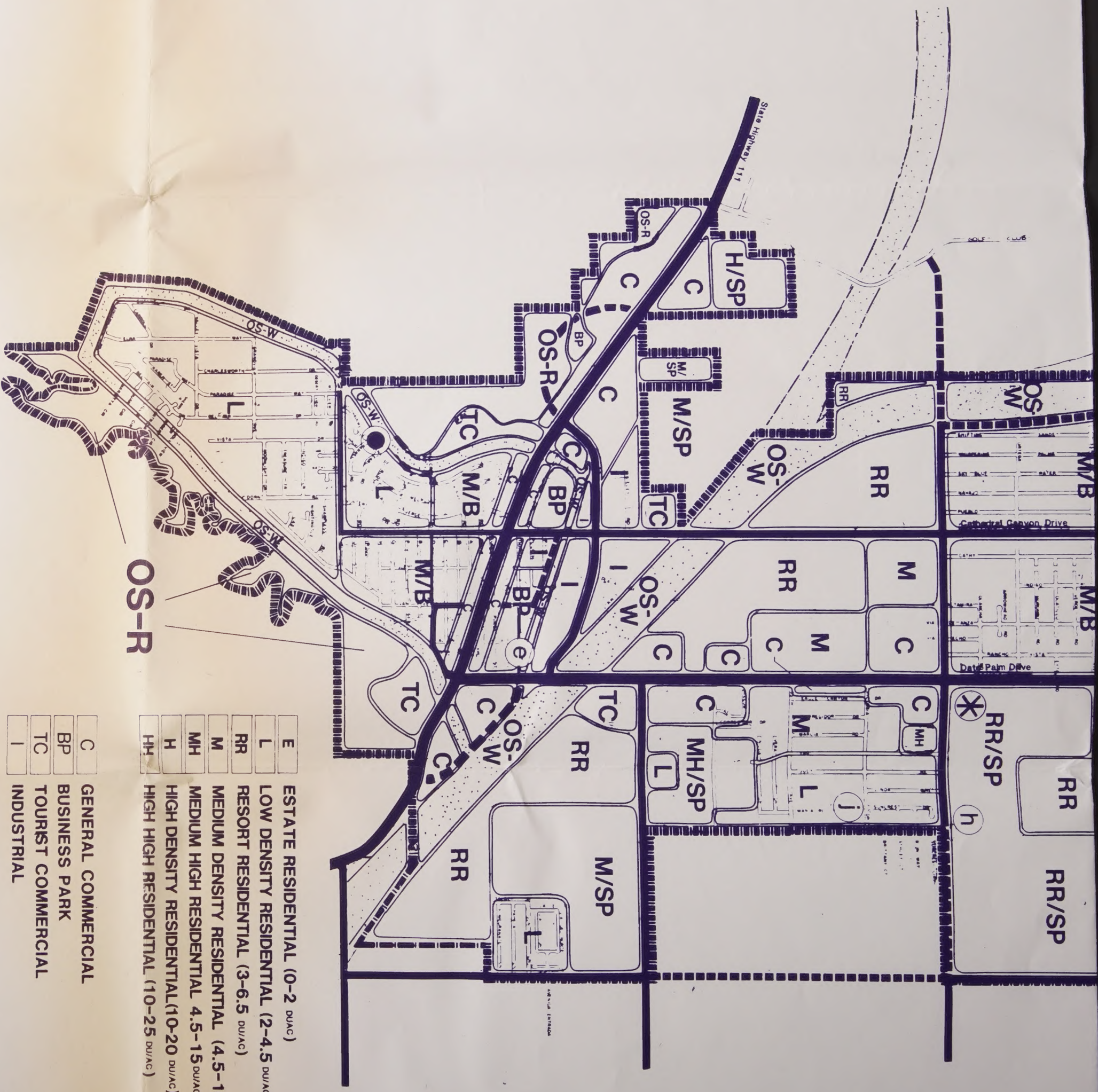
i. Will it improve the City's appearance and image?

Positive Contribution  
Reasonable Cost

j. Will it contribute to community safety and convenience?

Protection from Hazards  
Relation to Other Uses  
Relation to Transportation System"



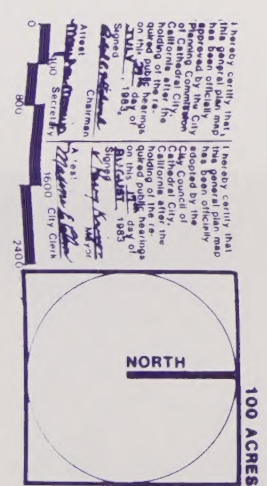


- CITY LIMITS
- ARTERIAL HIGHWAY
- MAJOR HIGHWAY
- SECONDARY HIGHWAY
- COLLECTOR STREET
- PROPOSED ARTERIAL HIGHWAY
- PROPOSED MAJOR HIGHWAY
- PROPOSED SECONDARY HIGHWAY
- PROPOSED COLLECTOR STREET

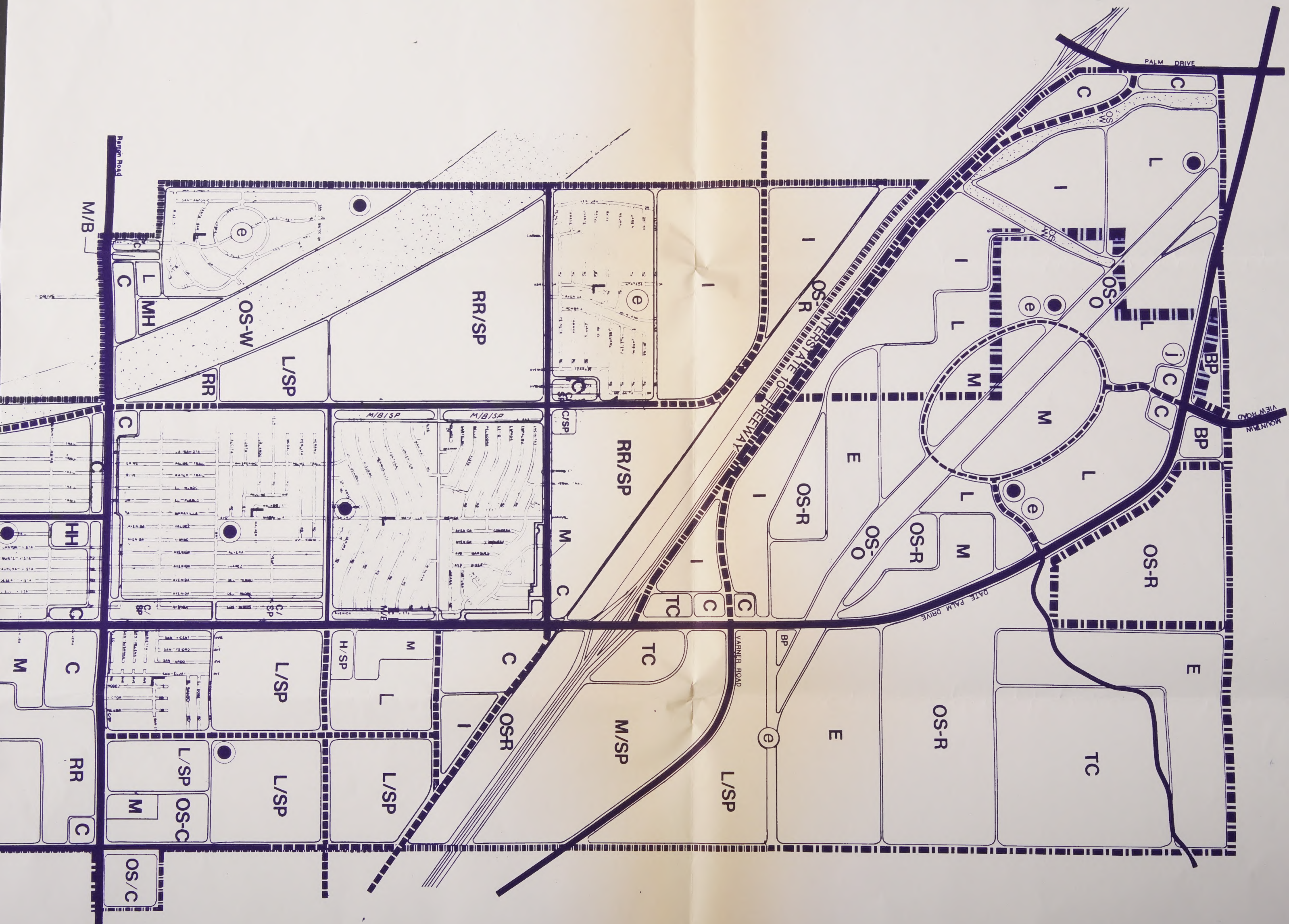
- E ESTATE RESIDENTIAL (0-2 du/ac)
- L LOW DENSITY RESIDENTIAL (2-4.5 du/ac)
- RR RESORT RESIDENTIAL (3-6.5 du/ac)
- M MEDIUM DENSITY RESIDENTIAL (4.5-10 du/ac)
- MH MEDIUM HIGH RESIDENTIAL 4.5-15 du/ac
- H HIGH DENSITY RESIDENTIAL (10-20 du/ac)
- HH HIGH HIGH RESIDENTIAL (10-25 du/ac)
- C GENERAL COMMERCIAL
- BP BUSINESS PARK
- TC TOURIST COMMERCIAL
- I INDUSTRIAL
- e SCHOOL ELEMENTARY SCHOOL (1/2 JUNIOR, HIGH SCHOOL 1/4)
- PARK
- \* CIVIC CENTER
- OS-C OPEN SPACE-CEMETARY
- OS-R OPEN SPACE-RESIDENTIAL (10 1/2-20 ac)
- OS-W OPEN SPACE-WATERCOURSE
- OS-O OPEN SPACE-OTHER
- B BONUS DENSITY PROGRAM
- SP SPECIFIC PLAN REQUIRED

# CATHEDRAL CITY GENERAL PLAN

LAST REVISED ~ 04-19-91  
D.S.S.











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